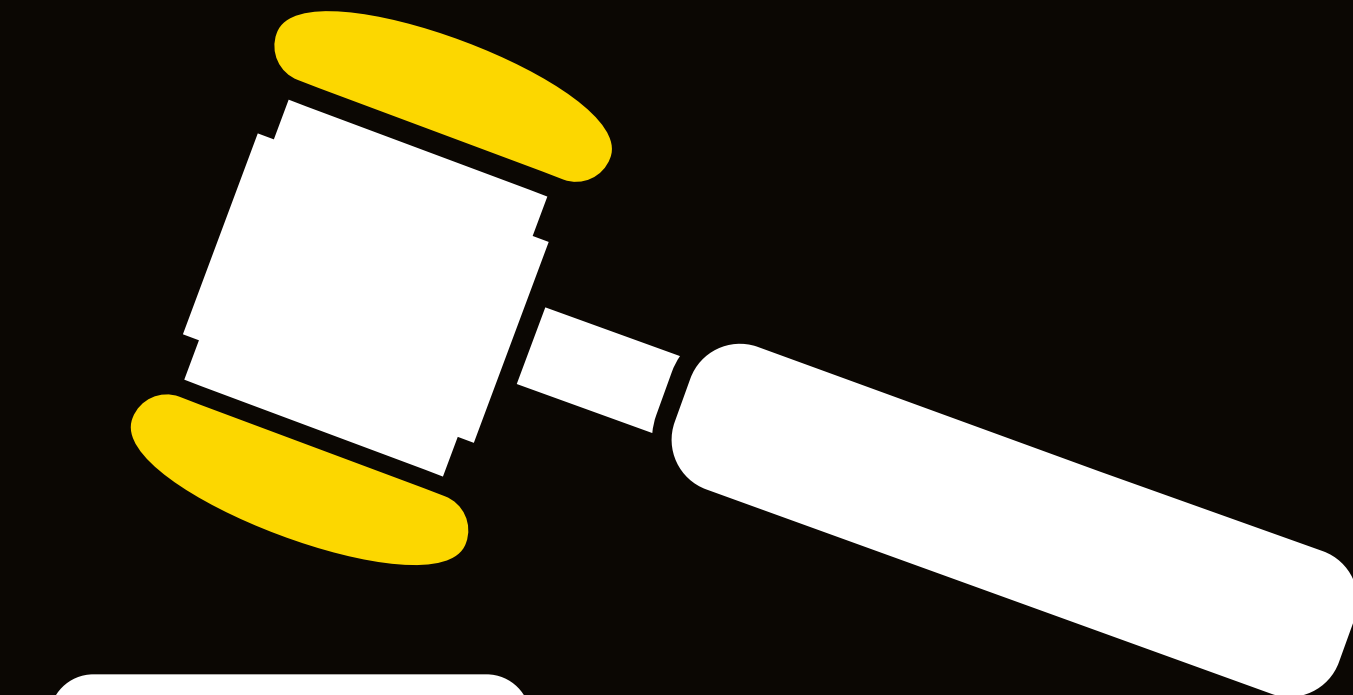


NOW INVITING
INSTRUCTIONS
FOR OUR
19 JULY AUCTION

SuttonKersh



1ST FOR AUCTIONS

Thursday 17 May 2018

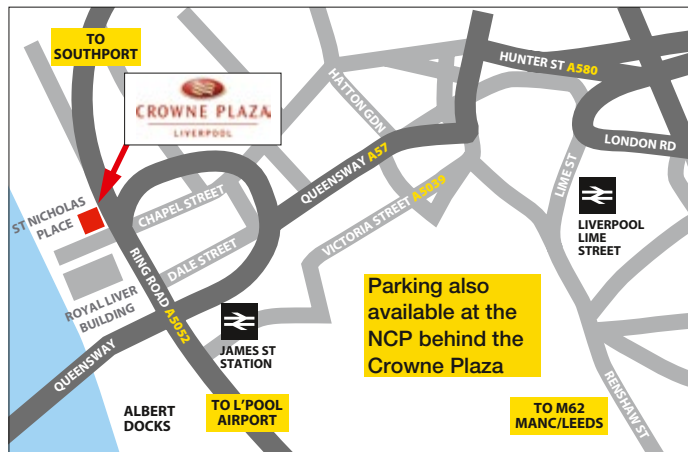
Commencing at 12 noon prompt at

Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW

www.suttonkersh.co.uk

Location



Crowne Plaza
2 St Nicholas Place
Pier Head
Liverpool L3 1QW
Tel: 0151 243 8000

**Entries are invited from
owners or their agents**

Please speak to Cathy Holt on
0151 207 6315

Or email cathy.holt@suttonkersh.co.uk

Auction programme 2018

AUCTION DATES

Thursday 17th May
Thursday 19th July
Thursday 13th September
Thursday 1st November
Thursday 13th December

CLOSING DATES

20th April
22nd June
17th August
5th October
16th November

Merseyside's leading auction team...



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Director
james@suttonkersh.co.uk



Cathy Holt MNAEA MNAVA
Associate Director
cathy.holt@suttonkersh.co.uk



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Auctioneer



Katie Donohue Bsc (Hons) MNAVA
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for free advice or to arrange a free valuation

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Auctioneer's pre-sale announcements

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at suttonkersh.co.uk and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

1 The auctioneer will offer all lots in the order as shown in the catalogue.

2 An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.

3 This addendum is an important document providing updates and corrections to the auction catalogue.

4 Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.

5 Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.

6 Prospective purchasers are deemed to have read the addendum whether they have done so or not.

7 You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.

8 The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.

9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please

note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).

10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.

11 Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)

12 The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.

13 Please remember it is the bidder's duty to attract the auctioneer's attention.

14 Please bid clearly and do not delay.

15 At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room.

Identification details (details of which are available from Sutton Kersh staff) will be required from you. Please make sure that you have the required documentation readily available. If in doubt, please contact Cathy Holt prior to bidding.

You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit cheque subject to a minimum of £3,000 whichever is the greater. Please note we will not accept cash deposits under any circumstances.

16 We only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. We reserve the right to take any action as appropriate against a purchaser whose cheque is not honored on first presentation.

17 A successful purchaser will also be required to pay a Buyer's Administration charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) by cheque made payable to Sutton Kersh.

18 Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.

19 Unless otherwise stated all property is sold subject to a reserve price whether declared or not. (see definition of Reserve Prices below)

20 Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.

21 Sutton Kersh hold regular property auctions throughout the year.

22 Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

* Guide Prices, Reserve Prices and Buyer's Fees

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of

a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price

is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Buyer's Fees

There is a £750+VAT (£900 including VAT @ 20%) buyer's administration charge on each lot purchased (unless stated otherwise in the property description). We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

2018 is the year of success



12 Basing Street, Liverpool L19 1QS
Guide Price £75,000*



32 Morecambe Street, Liverpool L6 4AX
Guide Price £35,000*



181A Westminster Road, Liverpool L4 4LR
Guide Price £15,000*

2018 is the year of success, says Cathy Holt, with over £14.6 million worth of property already sold in the first two auctions, a mini-property mogul, and steps across the border with first Scottish property being offered.

The two successful auctions that started off the year were a clear indication that Liverpool is becoming a property hot spot. In the first auction alone, over 115 of its lots were sold – that's 90% of the catalogue. Now, with property being offered from across the UK – including Scotland and Wales – Sutton Kersh is fast becoming a leader on the national property market.

"If things continue as they are, we're looking to top last year's sales figure of almost £50 million," says Cathy Holt.

"We have already secured a

second lot, a beach hut in Abersoch, meaning that we will literally be auctioning properties from almost all parts of the UK."

Evidently, the housing experts are proving to be key players in the Northern Powerhouse – bringing considerable benefits for their bidders.

Joining us in our second auction, we were also pleased to welcome 9-year old property magnate, Ofri, who made her first two purchases while attending with her parents and brother.

Mum, Orit, with whom Ofri attended the auction said, "It was great to let our daughter purchase her first two properties – we hope that this is the start of her own property portfolio."

"With such a rapidly expanding property portfolio, we're able to make sure that bidders, serious and amateur alike, are given a chance to

consider properties that might not have been previously available to them – it's a win-win situation," says Katie Donoghue, Senior Evaluator.

If this year continues on its current wave of success, it is set to be a very exciting year for auctioneers and bidders nationwide.

Lots of particular interest, from the second auction of this year, include:

Lot 2: A three-bedroom mid terraced property with a guide price of £25,000, it turned out to be a very popular lot which eventually sold for £45,000 – one of many which reached more than 80% above the asking price.

Lot 45: There were many bids for a mixed-use, three-storey property with a guide of £10,000. It eventually sold in the room for £41,000 – 310% above the asking price.



8 The Coppice, Liverpool L4 2XA
Guide Price £45,000*



30 Pennsylvania Road, Liverpool L13 9BA
Guide Price £65,000*



73 Grasmere Street L5 6RH
Guide Price £30,000*

Auction results Wednesday 28 March

LOT	PROPERTY	RESULT	PRICE
1	7 Molineux Avenue, Knotty Ash, Liverpool L14 3LT	Withdrawn	
2	19 Scott Street, Bootle, Merseyside L20 4PE	Sold	£44,500
3	53 Merebank Court, Greenbank Lane, Aigburth, Liverpool L17 1AE	Sold	£88,000
4	92 Membury Road, Birmingham B8 1QL	Sold	£90,000
5	6 Cypress Road, Southport, Merseyside PR8 6HE	Available At	£96,000
6	33 Sapphire Street, Liverpool L13 1DJ	Available At	£52,000
7	1 Oxtan Road, Birkenhead, Merseyside CH41 2QQ	Postponed	
8	50 Faraday Street, Liverpool L5 6PL	Sold Prior	
9	20 Weymouth Close, Coventry CV3 3ET	Withdrawn	
10	4 Rowson Street, Wallasey, Merseyside CH45 5AT	Available At	£85,000
11	82 Cannock Road, Cannock, Staffordshire WS11 5BY	Sold Prior	
12	17 Leicester Street, Wolverhampton WV6 0PR	Sold Prior	
13	231a Lower House Lane, Liverpool L11 2SF	Sold	£25,500
14	12 Basing Street, Garston, Liverpool L19 1QS	Sold	£91,000
15	46a Linacre Road, Liverpool L21 6NT	Sold Prior	
16	1 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA	Sold	£70,000
17	12 Silverdale Avenue, Liverpool L13 7EY	Sold	£60,500
18	2 Edington Street, Liverpool L15 4NB	Sold	£55,500
19	126 Stuart Road, Walton, Liverpool L4 5QY	Withdrawn	
20	2 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA	Sold	£70,000
21	113 James Turner Street, Birmingham B18 4ND	Sold	£80,000
22	31 Hughes Drive, Bootle, Merseyside L20 0DR	Sold	£55,000
23	Flat 4 Denver Park, Denver Road, Liverpool L32 4RZ	Sold After	
24	248 East Prescott Road, Liverpool L14 5NG	Sold Prior	
25	3 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA	Sold	£70,000
26	64 Kirk Road, Liverpool L21 8HX	Sold	£45,000
27	127 Windrows, Skelmersdale, Lancashire WN8 8NL	Available At	£51,000
28	125 Makin Street, Liverpool L4 5QF	Available At	£55,000
29	12 Denton Grove, Liverpool L6 4AJ	Withdrawn	
30	32 Morecambe Street, Liverpool L6 4AX	Sold	£42,000
31	Flats 1, 4, 6 And 7, 88 Euston Road, Morecambe, Lancashire LA4 5LD	Sold Prior	
32	66 Lower Breck Road, Liverpool L6 4BZ	Sold	£70,000
33	79 Coral Avenue, Liverpool L36 2PY	Withdrawn	
34	12 Ullet Road, Liverpool L8 3SR	Sold Prior	
35	51 Peter Road, Liverpool L4 3RT	Available At	£65,000
36	48 Macdonald Street, Liverpool L15 1EL	Sold	£51,500
37	Apt 55, 6 Mill View, Rutter Street, Liverpool L8 6AG	Available At	£34,000
38	65 Rodney Street, Birkenhead, Merseyside CH41 2RQ	Sold	£56,500
39	1 Cavan Drive, Haydock, St. Helens, Merseyside WA11 0GN	Sold After	
40	5/7 Woodend Avenue, Hunts Cross, Liverpool L25 0NY	Sold	£136,000
41	Land At Brook Hey Drive, Kirkby, Liverpool L33 6UN	Available At	£140,000
42	4 Primrose Court, Morecambe, Lancashire LA4 5NS	Sold	£55,000
43	172-178 Prescott Road & 2 Stanley Street, Fairfield, Liverpool, L7 0JH	Sold Prior	
44	Flat 192 Greenhill Road, Mossley Hill, Liverpool L18 7HW	Sold	£75,000
45	181a Westminster Road, Liverpool L4 4LR	Sold	£41,000
46	343 Walton Breck Road, Liverpool L4 0SY	Sold	£41,000
47	10 Marnwood Walk, Kirkby, Liverpool L32 5ts	Sold	£30,000
48	297 Warrington Road, Abram, Wigan, Lancashire WN2 5RQ	Withdrawn	
49	54 Southey Street, Bootle, Merseyside L20 4LL	Sold	£50,000
50	109 Rhodesia Road, Liverpool L9 9BT	Sold	£52,000
51	21 Merton Road, Bootle, Merseyside L20 3BJ	Sold Prior	
52	39 Sunningdale Road, Liverpool L15 4HJ	Sold	£41,000
53	10 Worcester Drive, Tuebrook, Liverpool L13 9AX	Sold Prior	
54	3 Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF	Available At	£50,000

55	37 Melwood Drive, Liverpool L12 8RL	Sold	£98,000
56	3 Bowley Road, Liverpool L13 6RR	Sold	£67,000
57	7 Hooton Road, Liverpool L9 4SF	Withdrawn	
58	3 Welcroft Street, Stockport, Cheshire SK1 3DF	Sold	£72,000
59	5 Welcroft Street, Stockport, Cheshire SK1 3DF	Sold	£72,000
60	39 Colwell Road, Liverpool L14 8XZ	Sold	£57,500
61	21 Kingfisher House, Pighue Lane, Liverpool L13 1DQ	Sold	£58,000
62	89 Makin Street, Liverpool L4 5QF	Sold	£55,000
63	8 Whitelodge Avenue, Liverpool L36 2PU	Sold	£55,000
64	62 Church Road West, Liverpool L4 5UF	Postponed	
65	65 Bellamy Road, Liverpool L4 3SB	Sold	£50,000
66	1 Welcroft Street, Stockport, Cheshire SK1 3DF	Sold	£63,000
67	The Roundabout At The End Of Fieldway, Wavertree, Liverpool L15 7LU	Sold	£5,000
68	Land At 1 Henry Street, Birkenhead, Merseyside CH41 5BS	Postponed	
69	23 Regency, Temple Lane, Liverpool L2 5BB	Sold Prior	
70	324 Rice Lane, Liverpool L9 2BL	Available At	£98,000
71	166 Walton Village, Liverpool L4 6TN	Sold Prior	
72	47 A & B Owen Street, St. Helens, Merseyside WA10 3DN	Withdrawn	
73	151-155 County Road, Walton, Liverpool L4 5PB	Sold	£125,000
74	49 Olivia Street, Bootle, Merseyside L20 2EP	Sold	£46,500
75	47 Dorset Road, Liverpool L6 4DU	Sold	£43,500
76	43 Buchanan Road, Liverpool L9 1EN	Sold	£40,000
77	246 County Road, Walton, Liverpool L4 5PW	Sold Prior	
78	214 - 218 Rice Lane And 2 D&E Parkinson Road, Liverpool L9 1DJ	Postponed	
79	Ground Rents 214 - 218 Rice Lane And 2 D&E Parkinson Road L9 1DJ	Withdrawn	
80	73 Grasmere Street, Liverpool L5 6RH	Sold	£42,500
81	75 Bellamy Road, Liverpool L4 3SB	Sold	£50,500
82	85 Saville Road, Old Swan, Liverpool L13 4DJ	Sold Prior	
83	19 City Road, Liverpool L4 5UN	Sold Prior	
84	173 Bedford Road, Bootle, Merseyside L20 2DR	Withdrawn	
85	126 A & B Roxburgh Street, Liverpool L4 3TA	Sold	£70,000
86	14 Dinas Lane, Huyton, Liverpool L36 2NP	Sold	£54,000
87	10 Manton Road, Kensington, Liverpool L6 6BL	Sold	£75,000
88	462 Stanley Road, Bootle, Merseyside L20 5AF	Sold	£90,500
89	464 Stanley Road, Bootle, Merseyside L20 5AF	Withdrawn	
90	466 Stanley Road, Bootle, Merseyside L20 5AF	Withdrawn	
91	468 Stanley Road, Bootle, Merseyside L20 5AF	Withdrawn	
92	83 Albany Road, Kensington, Liverpool L7 8RQ	Sold	£110,000
93	8 The Coppice, Liverpool L4 2XA	Sold	£60,000
94	114/116 Queens Drive, West Derby, Liverpool L13 0AJ	Sold Prior	
95	53 Oakfield Road, Walton, Liverpool L4 0UE	Sold	£75,000
96	23 Sovereign Chambers, Temple Lane, Liverpool L2 5BA	Withdrawn	
97	19 Selkirk Road, Liverpool L13 2AP	Available At	£60,000
99	119 Moscow Drive, Liverpool L13 7DG	Sold	£200,000
100	3 Colwell Close, Liverpool L14 8YE	Sold	£46,000
101	111 Silverdale Avenue, Liverpool L13 7EZ	Sold After	
102	12 Wilburn Street, Liverpool L4 4EB	Sold	£46,000
103	24 Stonehill Street, Liverpool L4 2QB	Sold Prior	
104	25 Stonehill Street, Liverpool L4 2QA	Sold Prior	
105	55 Westcott Road, Liverpool L4 2RF	Sold Prior	
106	4 Stonehill Street, Liverpool L4 2QB	Sold Prior	
107	69 Bala Street, Liverpool L4 2QN	Sold Prior	
108	63 Bala Street, Liverpool L4 2QN	Sold Prior	
109	67 Bala Street, Liverpool L4 2QN	Sold Prior	
110	72 Dane Street, Liverpool L4 4DZ	Sold	£42,000
111	15 Bala Street, Liverpool L4 2QN	Sold Prior	

112	508 Stanley Road, Bootle, Merseyside L20 5AF	Postponed	
113	24 Branstree Avenue, Liverpool L11 3BY	Sold	£66,000
114	30 Pennsylvania Road, Tuebrook Liverpool L13 9BA	Sold	£80,000
115	Land At 1 Halstead Road, Wallasey, Merseyside CH44 4BH	Available At	£30,000
116	99 Chorley Road, Standish, Wigan, Lancashire WN1 2SX	Withdrawn	
117	12 Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF	Available At	£55,000
118	Flat 4, 17 Rocky Lane, Anfield, Liverpool L6 4BA	Sold Prior	
119	3 Broadbelt Street, Liverpool L4 5QL	Sold Prior	
120	Fulwood Lodge, Fulwood Park, Liverpool L17 5AD	Sold Prior	
121	357 Walton Lane, Liverpool L4 5RL	Withdrawn	
122	25 Chapel Road, Garston, Liverpool L19 2LE	Postponed	
123	Flats 1 & 2, 48 South Road, Hockley, Birmingham B18 5LD	Sold Prior	
124	Heatherleigh, Whitehill Lane, Bolton BL1 7DJ	Sold	£260,000
125	Flats A & B, 122 Thornhill Road, Handsworth, Birmingham B21 9BU	Sold Prior	
126	2 The Spinney, Prescot, Merseyside L34 3ND	Withdrawn	
127	220-230 Rice Lane, Liverpool L9 1DJ	Sold	£130,000
128	18 & 18a George Arthur Road, Birmingham B8 1LW	Sold Prior	
129	25 Bala Street, Liverpool L4 2QN	Sold Prior	

Total Realisation = **£7,651,800**

Now accepting instructions for
our 19 July 2018 auction
Closing date 22 June



James Kersh MRICS james@suttonkersh.co.uk
Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk
0151 207 6315

Bidder's registration and identification form

Please complete the following details in full and **IN BLOCK CAPITALS** and provide two forms of identification prior to bidding as detailed in Lists A & B below.

If bidding on behalf of a company, and if successful, you will also be required to present a copy of the Certificate of Incorporation and a letter of authority on company letterheaded paper and signed by a company director prior to signing the contract.

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

SECURITY QUESTIONS Date of birth / / Mother's maiden name

Bidder's solicitor:

Firm Contact name.....

Address

..... Postcode Tel no

Bidder's signature Date

Data Protection: The information that you provide on this form and the identification documentation details requested are required under the Money Laundering Regulations 2007 for identification and security purposes, and will be retained by Sutton Kersh for a minimum of 5 years from the above date. The details may also be supplied to other parties if Sutton Kersh are legally required to do so.

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Current signed passport	
	Current full UK/EU photocard driving licence	
	Valid identity card (e.g. HM Forces, police warrant / prison officer card, government / local authority issued card)	
	Firearm or shotgun certificate	
	Resident permit issued by the Home Office to EU Nationals	

List B – Evidence of Residence

Tick	Item	Ref No
	Utility bill issued in last three months (not mobile phone)	
	Recent bank / building society / mortgage / credit card statement	
	Revenue & Customs tax notification (current tax year)	
	Current house / motor insurance certificate	
	Recent council tax bill / council rent book	

Signed Date

on behalf of Sutton Kersh

Once you have completed this form please send to: Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

Money Laundering Regulations

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June we are now required by Law to ID check everyone who buys at auction.

What the new regulations mean for you as a buyer at the auction:

1. In the case of an **individual** purchasing at auction, we will require a certified copy of a passport and utility bill.
2. In the case of an **individual acting on behalf of a third party individual**, we will require a certified copy of a passport and recent utility bill from **both parties**.
3. In the case of an **individual acting on behalf of a company** we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
4. If you are **unable to attend in person** or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
5. Your ID will be kept on file for 3 years and we will only require updated documents if you change address.
6. Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactorily fulfil the necessary requirements.

Upon a successful purchase you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below). In all cases we will require proof of funds.

Photographic evidence of identity

- Current signed Passport
- Current full UK/EU photo card driving licence
- Valid ID card (eg, HM Forces, police warrant, prison officer card, government/ local authority issued card)
- Firearm or shotgun certificate
- Resident permit issued by the Home Office to EU National

Evidence of Residence

- Current full UK/EU photo card driving licence (if not used to prove identity)
- Utility bill issued in last three months (not mobile phone)
- Recent bank/ building society/ mortgage/ credit card statement
- Current house/ motor insurance certificate
- Revenue & Customs tax notification
- Recent council tax bill

ID can be approved as follows:

- Come to any of our offices with originals and we will certify them free of charge
- Solicitors, the bank, an accountant or other professional body can certify the relevant ID
- The Post Office can verify up to 3 x forms of ID for a charge of £10.50

All certified ID can be sent to us at auctions@suttonkersh.co.uk

The purpose of Sutton Kersh obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Sutton Kersh takes its obligations very seriously.

IF YOU HAVE ANY QUERIES PLEASE CONTACT US ON 0151 207 6315.

Thank you for your understanding and helping us comply with these regulations.

Order of sale Thursday 17 May

For sale by public auction unless sold prior or withdrawn

1	52 Gloucester Road, Tuebrook, Liverpool L6 4DS	£37,000+
2	229/229a Warbreck Moor, Liverpool L9 0HU	£50,000+
3	Flats 1–3, 171 Westminster Road, Liverpool L4 4LR	£90,000+
4	57 Morecambe Street, Liverpool L6 4AU	£35,000+
5	1 Rosalind Way, Liverpool L20 2HU	£38,000+
6	24 Derby Lane, Old Swan, Liverpool L13 3DL	£65,000+
7	89 Rhodesia Road, Liverpool L9 9BT	£47,500+
8	Caeau Llyfnion, Ty Nant, Corwen, Clwyd LL21 0PS	£50,000+
9	129 Chirkdale Street, Liverpool L4 3SG	£38,000+
10	41 Elgar Road, Liverpool L14 4BE	£40,000+
11	1 Oxtan Road, Birkenhead, Merseyside CH41 2QQ	£275,000+
12	Land at 2 Dorset Road, Tuebrook, Liverpool L6 4DX	£8,500+
13	4 Rowson Street, New Brighton, Merseyside CH45 5AT	£65,000+
14	43a-45 City Road, Liverpool L4 5UN	£100,000+
15	31a & 31b Priory Road, Liverpool L4 2RT	£60,000+
16	33 Sapphire Street, Liverpool L13 1DJ	£47,000+
17	477 West Derby Road, Liverpool L6 4BN	£100,000+
18	23 Ealing Road, Aintree, Liverpool L9 0LR	£30,000+
19	Land at 53 Kremlin Drive, Liverpool L13 7BX	£60,000+
20	4 Boswell Street, Bootle, Merseyside L20 4RP	£45,000+
21	Apt 44, 6 Mill View, Rutter Street, Liverpool L8 6AG	£30,000–£35,000
22	25 Sefton Road, Walton, Liverpool L9 2BP	£80,000+
23	44/46 Stanley Road, Bootle, Merseyside L20 2AA	£125,000–£135,000
24	125 Makin Street, Liverpool L4 5QF	£50,000+
25	11 Prospect Court, Liverpool L6 8PD	£45,000+
26	22 Kipling Street, Bootle, Merseyside L20 4QE	£40,000+
27	66 Carisbrooke Road, Liverpool L4 3RA	£80,000–£90,000
28	55 Dewsbury Road, Liverpool L4 2XE	£30,000+
29	91 Southgate Road, Liverpool L13 5XZ	£42,500+
30	24 Gentwood Road, Liverpool L36 2QN	£47,500+
31	163–165 Kensington, Liverpool L7 2RF	£300,000+
32	272 Walton Breck Road, Liverpool L4 0SZ	£80,000–£90,000
33	59 Rhodesia Road, Liverpool L9 9BS	£47,500+
34	Castle View, Castle Road, Halton, Runcorn, Cheshire WA7 2BE	£250,000+
35	146 Olivia Street, Bootle, Merseyside L20 2ET	£40,000+
36	Land at 1 Henry Street, Birkenhead, Merseyside CH41 5BS	£300,000+
37	2 Selkirk Road, Liverpool L13 2AP	£49,000+
38	55 Saville Road, Old Swan, Liverpool L13 4DJ	£65,000+
39	Hambledon View, Clerk Hill Road, Whalley, Clitheroe, Lancs BB7 9DR	£325,000+
40	23 Crowther Street, St. Helens, Merseyside WA10 4NH	£40,000+
41	300b Foleshill Road, Coventry CV6 5AH	£175,000+
42	Apt 55, 6 Mill View, Rutter Street, Liverpool L8 6AG	£30,000+
43	4 & 6 Stand Avenue, Whitefield, Manchester M45 7NW	£200,000+
44	105 Lawrence Road, Liverpool L15 0EF	£90,000+
45	116 Breckfield Road North, Liverpool L5 4QZ	£10,000+
46	99b Church Road, Formby, Liverpool L37 3ND	£70,000+
47	Apt 60, 6 Mill View, Rutter Street, Liverpool L8 6AG	£35,000+
48	51 Peter Road, Liverpool L4 3RT	£55,000+
49	Apartment 7, The Blue Bell, 12 Shaw Heath, Stockport SK3 9DY	£28,000+

*Guide prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to auction. Unless stated otherwise, each lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the lot during the auction). We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.

50	127 Windrows, Skelmersdale, Lancashire WN8 8NL	£45,000+
51	Unit 1, L1 Building, 21 Jamaica Street, Liverpool L1 0AA	£45,000+
52	Unit 19, L1 Building, 21 Jamaica Street, Liverpool L1 0AA	£45,000+
53	144 Lawrence Road, Liverpool L15 0EQ	£100,000+
54	27/27a Warbreck Moor, Liverpool L9 4RW	£75,000+
55	Flat 5, 10 Central House, 50–58 Jamaica Street, Glasgow G1 4QG	£40,000–£45,000
56	6 Cypress Road, Southport, Merseyside PR8 6HE	£85,000+
57	86 Oakhouse Park, Walton, Liverpool L9 1EP	£37,000+
58	31 Bibbys Lane, Bootle, Merseyside L20 4JJ	£45,000+
59	55 Hoylake Road, Birkenhead, Merseyside CH41 7BU	£65,000+
60	29 Wykeham Street, Liverpool L4 1QY	£50,000+
61	69 Stockbridge Street, Liverpool L5 6PA	£35,000+
62	Flats 14–28 Aspen Close, Kirkby, Liverpool L33 4DX	£300,000+
63	107 Roxburgh Street, Liverpool L4 3SZ	£42,000+
64	8 Syddall Street, St. Helens, Merseyside WA10 6NT	£45,000+
65	Flat 16, Libertas, 48 St. James Street, Liverpool L1 0AB	£50,000–£60,000
66	486 Prescot Road, Old Swan, Liverpool L13 3DB	£40,000+
67	23/23a Walton Vale, Liverpool L9 4RE	£75,000+
68	3 William Henry Street, Liverpool L3 8BB	£60,000+
69	Bryn, Bwlchtocyn, Pwllheli, Gwynedd LL53 7BN	£200,000+
70	36 Swinbrook Green, Liverpool L11 3BX	£70,000+
71	22 Rockhouse Street, Liverpool L6 4AP	£45,000+
72	23 Holt Road, Kensington, Liverpool L7 2PL	£50,000+
73	31 Somerset Road, Bootle, Merseyside L20 9BS	£49,000+
74	Land at 176 Boaler Street, Liverpool L6 6AD	£25,000+
75	97–99 High Street, Wavertree, Liverpool L15 8HF	£125,000+
76	Belle Vue Forge, Fall Ings Road, Wakefield, W. Yorkshire WF1 5EB	£130,000+
77	214–218 Rice Lane and 2D&E Parkinson Road, Liverpool L9 1DJ	£135,000+
78	Ground Rents 214–218 Rice Lane and 2D&E Parkinson Road, L9 1DJ	£15,000+
79	111 Beatrice Street, Bootle, Merseyside L20 2EG	£45,000+
80	1 Grange Road West, Birkenhead, Merseyside CH41 4BY	£35,000+
81	Beach Hut 2, Porth Mawr, Main Beach, Abersoch, Pwllheli LL53 7EY	£140,000+
82	182 Litherland Road, Bootle, Merseyside L20 5EQ	£40,000+
83	7 Fifth Avenue, Liverpool L9 9DT	£60,000+
84	Land at 183–185 Duke Street, Liverpool L1 4JS	£450,000+
85	53 Roby Street, St. Helens, Merseyside WA10 3JE	£65,000+
86	71 Cambridge Road, Bootle, Merseyside L20 9LF	£45,000+
87	4 Stowe Street, Lichfield, Staffordshire WS13 6AQ	£145,000+
88	11 Heathbank Avenue, Wallasey, Merseyside CH44 3AS	£95,000+
89	2 Primrose Court, Huyton, Liverpool L36 8DH	£60,000+
90	1 Denman Drive, Liverpool L6 7UE	£200,000+
91	336 Wigan Road, Westhoughton, Bolton BL5 2AR	£70,000+
92	26 Haseley Road, Birmingham B21 0QU	£90,000+
93	14 Grafton Street, Blackpool FY1 3RE	£45,000+
94	38 Orwell Road, Liverpool L4 1RQ	£40,000+
95	Ground Rents 93a, 95b, 97a & 97c Eastbank St, Southport PR8 1DG	£3,000–£4,000
96	30 Lynwood Avenue, Aughton, Ormskirk, Lancashire L39 5BB	£472,500+
97	23 Webster Road, Liverpool L7 6NY	£40,000+
98	551 Southport Road, Bootle, Merseyside L20 0DE	£50,000+
99	4 Danescroft, Widnes, Cheshire WA8 4NS	£65,000+
100	99–101 Linacre Road, Liverpool L21 8NS	£80,000+
101	12 Northfield Road, Bootle, Merseyside L20 0AF	£30,000+

102	8 Buckingham Close, Bootle, Merseyside L30 2PL	£60,000–£65,000
103	27 Gentwood Road, Liverpool L36 2QH	£47,500+
104	24 Chapel Road, Anfield, Liverpool L6 0AU	£20,000+
105	19 Selkirk Road, Liverpool L13 2AP	£50,000+
106	Land at Mintor Road, Kirkby, Liverpool L33 5XQ	£25,000+
107	10 Northfield Road, Bootle, Merseyside L20 0AF	£35,000+
108	59 Handfield Street, Liverpool L5 6PE	£40,000+
109	372 Prescott Road, Old Swan, Liverpool L13 3AP	£65,000+
110	545 Southport Road, Bootle, Merseyside L20 0DE	£50,000+
111	16 & 16a George Arthur Road, Birmingham B8 1LW	£95,000+
112	21 Cumberland Avenue, Sefton Park, Liverpool L17 2AQ	£175,000+
113	Land at Abbeystead, Skelmersdale, Lancashire WN8 9LP	£120,000+
114	36 Randall Drive, Bootle, Merseyside L30 2PD	£50,000+
115	22 Ronaldsway Close, Bacup, Lancashire OL13 9PY	£134,000+
116	141 Dingle Lane, Winsford, Cheshire. CW7 1AA	£90,000+
117	64 Kirk Road, Litherland, Liverpool L21 8HX	£40,000+
118	Former Yates Wine Lodge, Oliver Street, Birkenhead CH41 6EJ	£300,000+
119	53 Dewsbury Road, Liverpool L4 2XE	£35,000+
120	Flats 31–37 Warbreck Moor, Liverpool L9 4RW	£175,000+
121	7 Frederick Grove, Wavetree, Liverpool L15 8HW	£68,000+
122	Apt 107, Skyline Central, 50 Goulden Street, Manchester M4 5EH	£120,000+
123	Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE	*£55,000+

Now accepting instructions for
our 19 July 2018 auction
Closing date 22 June



James Kersh MRICS james@suttonkersh.co.uk
Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk
0151 207 6315

Order of sale **by type**

COMMERCIAL INVESTMENT

- 2 229/229a Warbreck Moor, Liverpool L9 0HU
6 24 Derby Lane, Old Swan, Liverpool L13 3DL
67 23/23a Walton Vale, Liverpool L9 4RE
77 214–218 Rice Lane and 2D&E Parkinson Road, Liverpool L9 1DJ

DEVELOPMENT OPPORTUNITIES

- 12 Land at 2 Dorset Road, Tuebrook, Liverpool L6 4DX
36 Land at 1 Henry Street, Birkenhead, Merseyside CH41 5BS
39 Hambledon View, Clerk Hill Road, Whalley, Clitheroe, Lancs BB7 9DR
49 Apartment 7, The Blue Bell, 12 Shaw Heath, Stockport SK3 9DY
84 Land at 183–185 Duke Street, Liverpool L1 4JS
106 Land at Minton Road, Kirkby, Liverpool L33 5XQ

GROUND RENTS

- 78 Ground Rents 214–218 Rice Lane and 2D&E Parkinson Road, L9 1DJ
95 Ground Rents 93a, 95b, 97a & 97c Eastbank St, Southport PR8 1DG

LAND

- 19 Land at 53 Kremlin Drive, Liverpool L13 7BX
34 Castle View, Castle Road, Halton, Runcorn, Cheshire WA7 2BE
76 Belle Vue Forge, Fall Ings Road, Wakefield, W. Yorkshire WF1 5EB
113 Land at Abbeystead, Skelmersdale, Lancashire WN8 9LP

RESIDENTIAL INVESTMENT

- 3 Flats 1–3, 171 Westminster Road, Liverpool L4 4LR
7 89 Rhodesia Road, Liverpool L9 9BT
10 41 Elgar Road, Liverpool L14 4BE
15 31a & 31b Priory Road, Liverpool L4 2RT
18 23 Ealing Road, Aintree, Liverpool L9 0LR
20 4 Boswell Street, Bootle, Merseyside L20 4RP
21 Apt 44, 6 Mill View, Rutter Street, Liverpool L8 6AG
23 44/46 Stanley Road, Bootle, Merseyside L20 2AA
27 66 Carisbrooke Road, Liverpool L4 3RA
29 91 Southgate Road, Liverpool L13 5XZ
30 24 Gentwood Road, Liverpool L36 2QN
31 163–165 Kensington, Liverpool L7 2RF
33 59 Rhodesia Road, Liverpool L9 9BS
37 2 Selkirk Road, Liverpool L13 2AP
38 55 Saville Road, Old Swan, Liverpool L13 4DJ
42 Apt 55, 6 Mill View, Rutter Street, Liverpool L8 6AG
43 4 & 6 Stand Avenue, Whitefield, Manchester M45 7NW
46 99b Church Road, Formby, Liverpool L37 3ND
47 Apt 60, 6 Mill View, Rutter Street, Liverpool L8 6AG
48 51 Peter Road, Liverpool L4 3RT
51 Unit 1, L1 Building, 21 Jamaica Street, Liverpool L1 0AA

- 52 Unit 19, L1 Building, 21 Jamaica Street, Liverpool L1 0AA
54 27/27a Warbreck Moor, Liverpool L9 4RW
57 86 Oakhouse Park, Walton, Liverpool L9 1EP
58 31 Bibbys Lane, Bootle, Merseyside L20 4JJ
62 Flats 14–28 Aspen Close, Kirkby, Liverpool L33 4DX
63 107 Roxburgh Street, Liverpool L4 3SZ
65 Flat 16, Libertas, 48 St. James Street, Liverpool L1 0AB
70 36 Swinbrook Green, Liverpool L11 3BX
73 31 Somerset Road, Bootle, Merseyside L20 9BS
75 97–99 High Street, Wavertree, Liverpool L15 8HF
89 2 Primrose Court, Huyton, Liverpool L36 8DH
94 38 Orwell Road, Liverpool L4 1RQ
103 27 Gentwood Road, Liverpool L36 2QH
105 19 Selkirk Road, Liverpool L13 2AP
108 59 Handfield Street, Liverpool L5 6PE
109 372 Prescott Road, Old Swan, Liverpool L13 3AP
112 21 Cumberland Avenue, Sefton Park, Liverpool L17 2AQ
120 Flats 31–37 Warbreck Moor, Liverpool L9 4RW
123 Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE

VACANT COMMERCIAL

- 11 1 Oxtan Road, Birkenhead, Merseyside CH41 2QQ
13 4 Rowson Street, New Brighton, Merseyside CH45 5AT
17 477 West Derby Road, Liverpool L6 4BN
45 116 Breckfield Road North, Liverpool L5 4QZ
66 486 Prescott Road, Old Swan, Liverpool L13 3DB
68 3 William Henry Street, Liverpool L3 8BB
80 1 Grange Road West, Birkenhead, Merseyside CH41 4BY
81 Beach Hut 2, Porth Mawr, Main Beach, Abersoch, Pwllheli LL53 7EY
100 99–101 Linacre Road, Liverpool L21 8NS
118 Former Yates Wine Lodge, Oliver Street, Birkenhead CH41 6EJ

VACANT RESIDENTIAL

- 1 52 Gloucester Road, Tuebrook, Liverpool L6 4DS
4 57 Morecambe Street, Liverpool L6 4AU
5 1 Rosalind Way, Liverpool L20 2HU
8 Caeau Llyfnion, Ty Nant, Corwen, Clwyd LL21 0PS
9 129 Chirkdale Street, Liverpool L4 3SG
14 43a–45 City Road, Liverpool L4 5UN
16 33 Sapphire Street, Liverpool L13 1DJ
22 25 Sefton Road, Walton, Liverpool L9 2BP
24 125 Makin Street, Liverpool L4 5QF
25 11 Prospect Court, Liverpool L6 8PD
26 22 Kipling Street, Bootle, Merseyside L20 4QE
28 55 Dewsbury Road, Liverpool L4 2XE
32 272 Walton Breck Road, Liverpool L4 0SZ
35 146 Olivia Street, Bootle, Merseyside L20 2ET

- 40 23 Crowther Street, St. Helens, Merseyside WA10 4NH
41 300b Foleshill Road, Coventry CV6 5AH
44 105 Lawrence Road, Liverpool L15 0EF
50 127 Windrows, Skelmersdale, Lancashire WN8 8NL
53 144 Lawrence Road, Liverpool L15 0EQ
55 Flat 5, 10 Central House, 50–58 Jamaica Street, Glasgow G1 4QG
56 6 Cypress Road, Southport, Merseyside PR8 6HE
59 55 Hoylake Road, Birkenhead, Merseyside CH41 7BU
60 29 Wykeham Street, Liverpool L4 1QY
61 69 Stockbridge Street, Liverpool L5 6PA
64 8 Syddall Street, St. Helens, Merseyside WA10 6NT
69 Bryn, Bwlchtocyn, Pwllheli, Gwynedd LL53 7BN
71 22 Rockhouse Street, Liverpool L6 4AP
72 23 Holt Road, Kensington, Liverpool L7 2PL
74 Land at 176 Boaler Street, Liverpool L6 6AD
79 111 Beatrice Street, Bootle, Merseyside L20 2EG
82 182 Litherland Road, Bootle, Merseyside L20 5EQ
83 7 Fifth Avenue, Liverpool L9 9DT
85 53 Roby Street, St. Helens, Merseyside WA10 3JE
86 71 Cambridge Road, Bootle, Merseyside L20 9LF
87 4 Stowe Street, Lichfield, Staffordshire WS13 6AQ
88 11 Heathbank Avenue, Wallasey, Merseyside CH44 3AS
90 1 Denman Drive, Liverpool L6 7UE
91 336 Wigan Road, Westoughton, Bolton BL5 2AR
92 26 Haseley Road, Birmingham B21 0QU
93 14 Grafton Street, Blackpool FY1 3RE
96 30 Lynwood Avenue, Aughton, Ormskirk, Lancashire L39 5BB
97 23 Webster Road, Liverpool L7 6NY
98 551 Southport Road, Bootle, Merseyside L20 0DE
99 4 Danescroft, Widnes, Cheshire WA8 4NS
101 12 Northfield Road, Bootle, Merseyside L20 0AF
102 8 Buckingham Close, Bootle, Merseyside L30 2PL
104 24 Chapel Road, Anfield, Liverpool L6 0AU
107 10 Northfield Road, Bootle, Merseyside L20 0AF
110 545 Southport Road, Bootle, Merseyside L20 0DE
111 16 & 16a George Arthur Road, Birmingham B8 1LW
114 36 Randall Drive, Bootle, Merseyside L30 2PD
115 22 Ronaldsway Close, Bacup, Lancashire OL13 9PY
116 141 Dingle Lane, Winsford, Cheshire. CW7 1AA
117 64 Kirk Road, Litherland, Liverpool L21 8HX
119 53 Dewsbury Road, Liverpool L4 2XE
121 7 Frederick Grove, Wavertree, Liverpool L15 8HW
122 Apt 107, Skyline Central, 50 Goulden Street, Manchester M4 5EH

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LOT

1

52 Gloucester Road, Tuebrook, Liverpool L6 4DS***GUIDE PRICE £37,000+**

Not to scale. For identification purposes only

- **Three bedroomed mid terrace. Partial double glazing and central heating.**

Description A three bedroomed mid terraced property benefiting from partial double glazing and central heating. Following refurbishment and modernisation the property would be suitable for resale or investment purposes. The potential rental income is approximately £6,000 per annum.

Situated Off West Derby Road in the Tuebrook district close to local amenities, schooling and Newsham Park. Liverpool city centre is approximately 3 miles away.

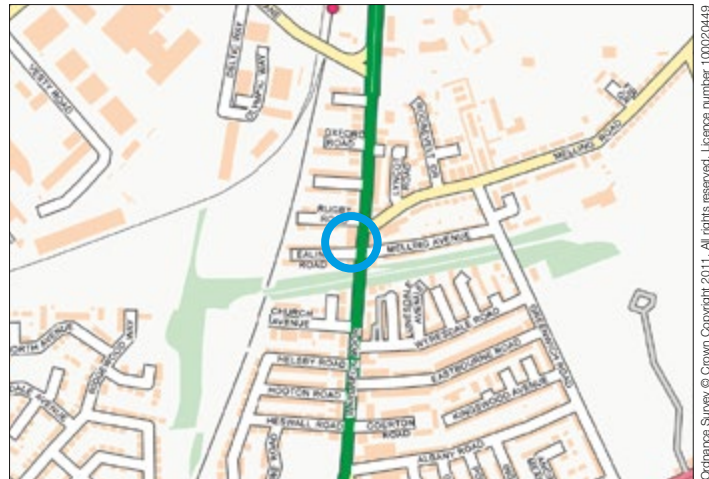
Ground Floor Hall, Through Living Room/Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

LOT

2

229/229a Warbreck Moor, Liverpool L9 0HU***GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **Commercial investment part let producing £3,900.00pa.**

Description A two storey middle terraced mixed use property comprising a ground floor retail unit trading as "Cleaning Centre Launderette" together with a two bedroomed self-contained flat to the first floor, accessed via a separate rear entrance. The property benefits from double glazing and electric roller shutters. The ground floor is currently let by way of a rolling contract at a rental income of approximately £3,900.00pa. The tenant has been in situ for over 10 years. The first floor flat is suitable for letting following refurbishment with a potential rental income of approximately £5400pa. The property has traded as a Launderette for over 50 years.

Situated Fronting Warbreck Moore (A59) in a busy main road position within close proximity to other local amenities, Aintree Race Course and approximately 6 miles from Liverpool city centre.

Ground Floor Shop
Launderette, Rear Room/
Kitchen, WC.

First Floor Flat Landing, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Outside Rear access for the flat.

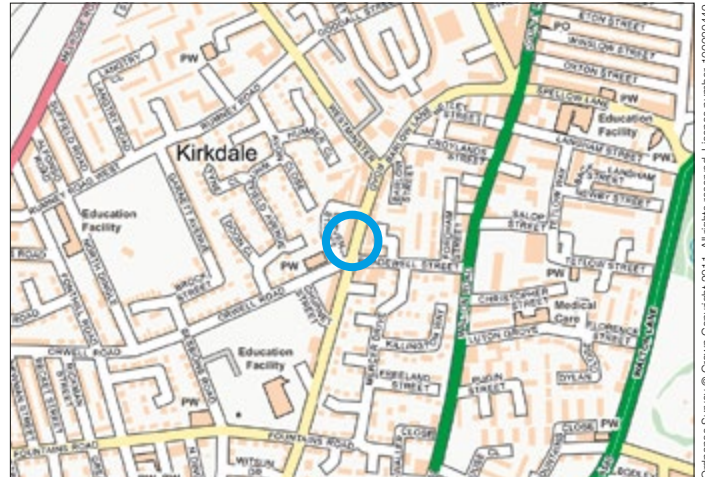
LOT

3

Flats 1–3, 171 Westminster Road, Liverpool L4 4LR***GUIDE PRICE £90,000+**

- **Residential investment producing £15,405 per annum. Double glazing. Central heating.**

Description A residential investment opportunity currently producing £15,405 per annum. A three storey middle terraced property converted to provide three self-contained flats. The flats have recently been refurbished and are all fully let by way of Assured Shorthold Tenancies producing a rental income of approximately £15,405 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Fronting Westminster Road in an established residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre

Ground Floor Main Entrance Hallway

Flat 1 Hall, Kitchen, Lounge, Bathroom/WC, Bedroom

First Floor Flat 2 Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms

Second Floor Flat 3 Living Room/Dining Room, Kitchen, Bathroom/WC, Bedroom

Outside Yard to the rear

LOT

4

57 Morecambe Street, Liverpool L6 4AU***GUIDE PRICE £35,000+**

- **A two bedroomed middle terrace property. Double glazing and central heating.**

Description A vacant two bedroomed middle terrace property which benefits from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.



Not to scale. For identification purposes only

Situated Off Rocky Lane in a popular and well established residential location nearby to local amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

Ground Floor Through Living Room/Dining Room, Kitchen, Bathroom/WC.

First Floor Two bedrooms.

Outside Rear Yard.

LOT
5

1 Rosalind Way, Liverpool L20 2HU

*GUIDE PRICE £38,000+



Not to scale. For identification purposes only

- **A one bed self contained flat. Double glazing. Central heating.**

Description A one bedroomed ground floor self-contained flat benefiting from double glazing and central heating. The property is in good order and would be suitable for investment purposes with a potential rental income in excess of £4,800.00 per annum. The property has a rental age restriction of 45 years and over, purchasers should make their own further enquiries.

Situated Off Westminister Road in a popular residential location close to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor Flat Hall, Lounge, Kitchen, Bedroom, Storage Cupboard, Bathroom/WC.

Outside Communal parking.

LOT
6

24 Derby Lane, Old Swan, Liverpool L13 3DL

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **A commercial investment producing £9,000.00 per annum.**

Description A two storey commercial property currently trading as "Donna's hair Salon" by way of a rolling FRI commercial Lease which commenced in June 2006. The rental income is approximately £9,000 per annum. The property benefits from tiled flooring, electric strip lighting, timber-framed single glazed frontage, electric roller shutters and a part-raised floor to the rear. There is potential to convert the first floor to provide a one bedroomed flat with its own separate front entrance, subject to any necessary consents.

Situated Fronting Derby Lane in the Old Swan area close to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Shop Area 26.8m² (188.45sq ft)
Rear Storage 10.68m² (114.9sq ft)
Kitchenette 5.02m² (54.03sq ft)

First Floor Front Room 32.9m²
Rear Room 11m² WC

Total NIA 86.4m² (930sq ft)

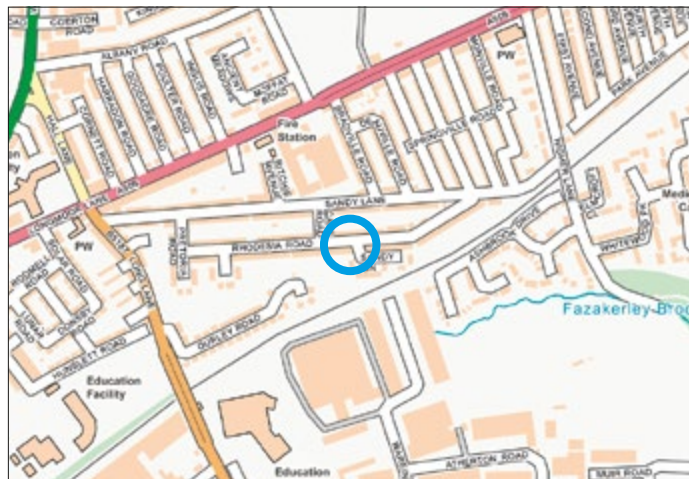
Outside Yard to the rear

Joint Agent
SK Real Estate

SK REAL ESTATE
PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS

LOT

7

89 Rhodesia Road, Liverpool L9 9BT***GUIDE PRICE £47,500+**

Not to scale. For identification purposes only

- **Residential investment producing a rental income of £4,955 per annum. Double glazing. Central heating.**

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £4,955 per annum. The property benefits from double glazing and central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Sandy Lane which is in turn off Longmoor Lane in a popular and well established residential location within easy reach of Walton Vale amenities, schooling and approximately 5 miles away from Liverpool city centre.

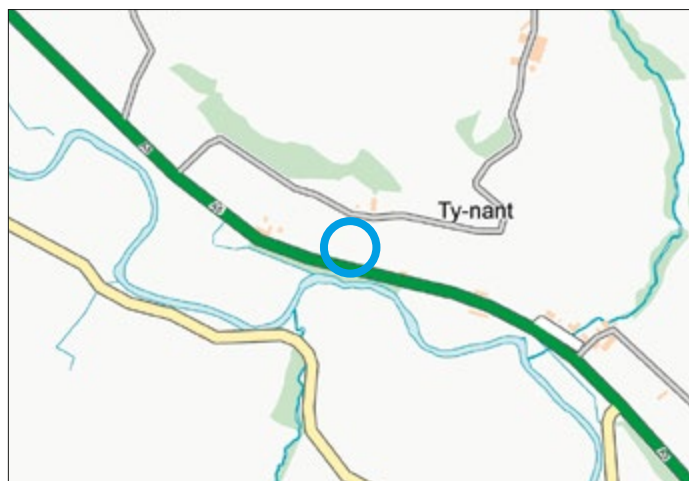
First Floor Three Bedrooms

Outside Garden to rear

Ground Floor Living Room, Kitchen, Shower Room/WC

LOT

8

Caeau Llyfnion, Ty Nant, Corwen, Clwyd LL21 0PS***GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **Freehold derelict stone built single storey former cottage/barn with additional outbuildings and land.**

Description A freehold derelict stone built single storey former cottage/barn with additional outbuildings in an idyllic location in the North Wales countryside. Planning consent for restoration of the cottage was originally granted in 1975 therefore this has expired many years ago and interested parties are advised to make their own enquiries. The building is set on approximately ¼ an acre site with stunning views and would be suitable for development potential subject to gaining the necessary consents. We are informed by the vendor that electricity is connected to the property.

Situated Along the eight foot track off the main A5 in the hamlet of Ty Nant, approximately 7 miles from Corwen.

Ground Floor Single storey former cottage/barn. Not internally inspected by the Auctioneers

Outside Outbuildings and ¼ acre of land.

Note Viewing is by external inspection only. We are verbally informed by the vendor that there is a track from the road, however prospective bidders must make their own enquiries. Viewers are advised to take extreme caution and must wear appropriate footwear and clothing.

Joint Agent
Beresford Adams

Beresford Adams

LOT

9

129 Chirkdale Street, Liverpool L4 3SG***GUIDE PRICE £38,000+**

Not to scale. For identification purposes only

- **A two bed mid terrace. Double glazing. Central heating.**

Description A two bedrooomed mid terraced property benefitting from double glazing and central heating. The property is in good condition and would be suitable for investment purposes. The potential rental income is approximately £5,400 per annum.

Situated Off Goodall Street just off County Road in a popular and well established residential location within close proximity of local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Yard to rear

Ground Floor Lounge, Dining Room, Kitchen, Bathroom/WC

First Floor Two bedrooms

LOT

10

41 Elgar Road, Liverpool L14 4BE***GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **Residential investment producing a rental income of £5,200 per annum. Double glazing. Central heating. Gardens to the front and rear.**

Description A two bedrooomed mid-town house property let by way of a Regulated Tenancy producing a rental income of £5,200 per annum. The property benefits from double glazing, central heating, gardens to the front and rear. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Kingsheath Avenue which is in turn off Finch Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC

Outside Gardens to the front and rear.

Ground Floor Living Room, Kitchen

LOT
11**1 Oxton Road, Birkenhead, Merseyside CH41 2QQ**
***GUIDE PRICE £275,000+**

- **A substantial mixed use property suitable for conversion and benefiting from planning permission for a 12-bed HMO investment.**

Description A substantial three storey corner property comprising two ground floor retail units together with 14 rooms to the first and second floor. Planning has been approved for a 12 bed HMO and the property is HMO compliant. There is also planning permission for change of use of public bar into two separate ground floor units consisting of a restaurant and a Massage & Beauty Treatment clinic, with five treatment rooms at first floor and a two bedroom managers flat and the conversion of the second floor into five bedrooms for "live in" staff together with lounge/kitchen, WC and bathroom (planning reference number APP/17/01213). The property has recently been refurbished to include replastering throughout, double glazing, central heating and newly fitted kitchen and bathrooms. The ground floor has been converted to provide two good sized separate retail units with separate entrances suitable for a number of uses, subject to any relevant consents. When the property is fully let the potential rental income is approximately £65,000 per annum.



Not to scale. For identification purposes only

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Situated Fronting Oxton Road on the corner of Charing Cross, this is a main road position close to local amenities, schooling and within walking distance to The Pyramid Shopping Precinct and Birkenhead town centre.

Second Floor Seven Rooms, Bathroom, Separate WC. Lounge/Kitchen

Outside Rear Yard

Ground Floor Unit 1 Main sales area, WC.

Unit 2 Former Restaurant

First Floor Seven Rooms, Bathroom/WC, Communal Lounge, Kitchen

LOT

12

Land at 2 Dorset Road, Tuebrook, Liverpool L6 4DX

*GUIDE PRICE £8,500+



Not to scale. For identification purposes only

- **Land with planning permission to erect a five bedroomed detached property.**

Description A cleared site with an area of 142m². The site benefits from full planning permission to erect a five bedroomed detached house. The lessee is required to develop the site before November 2018. Subject to the site being satisfactorily developed the lessee will have the option to acquire the freehold for £1.00.

Situated Off West Derby Road in the Tuebrook District approximately 2 miles from Liverpool city centre.

Planning
Ref: 11F/0587

LOT

13

4 Rowson Street, New Brighton, Merseyside CH45 5AT

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Mixed use property. Double glazing and central heating. Potential income £12,000 per annum.**

Description A three storey mixed use property comprising a ground floor retail unit together with a three bedroomed flat above. The shop was until recently trading as a Record/Music Store and would be suitable for a number of uses, subject to any relevant consents. The flat benefits from double glazing and central heating and is ready for immediate occupation. The property can be let as a whole or to two individual tenants. Once fully let the property would have a potential income of approximately £12,000 per annum.

Situated Fronting Rowson Street (B5143) which is off Seabank Road (A554) in a popular and well established location in New Brighton close to local amenities.

Lower Ground Floor Basement
One room

Ground Floor Main Sales Area, two Rooms, WC,

First Floor Flat Hall, Lounge, Kitchen/Diner, Large Family Bathroom/WC

Second Floor Three Bedrooms

Outside Decked Rear Garden

LOT

14

43a-45 City Road, Liverpool L4 5UN

*GUIDE PRICE £100,000+



- A double fronted middle terrace property converted to provide eight studio apartments.

Description A freehold double fronted two storey middle terrace property which has been converted to provide eight studio flats which have been partly refurbished. The property currently benefits from double glazing, partial electric heating, and metal roller shutters. The potential rental value when fully refurbished on the basis of Assured Shorthold Tenancies for each studio would be in excess of £37,000 per annum. There would also be the potential to let each of the studios on short term basis.

Situated Fronting City Road in a popular and well established location within close proximity to local amenities, Liverpool Football Club, Everton Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor (Former Shop)

Communal Entrance **Studio 1** 126 sq ft. Open plan lounge/kitchen/bedroom, shower/WC.

Studio 2 217 sq ft. Open plan lounge/bedroom/kitchen, bathroom/WC.

Studio 3 102 sq ft. Open plan lounge/bedroom, kitchen, bathroom/WC

Studio 4 169 sq ft. Open plan lounge/bedroom, kitchen, bathroom/WC

First Floor Studio 5 126 sq ft. Open plan lounge/kitchen/bedroom, shower/WC.

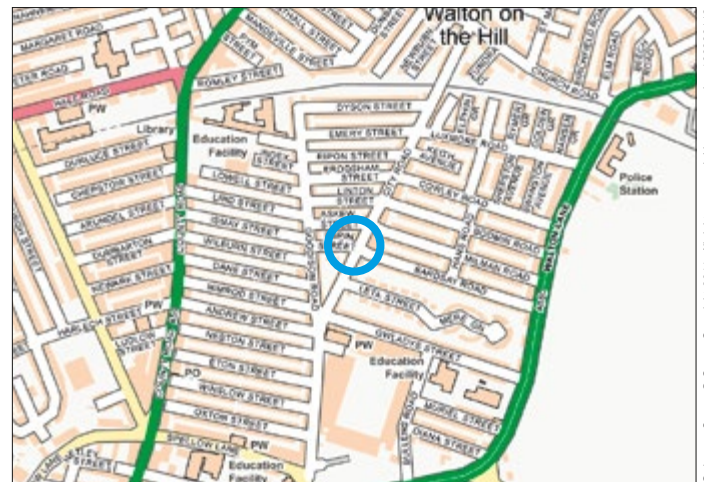
Studio 6 217 sq ft. Open plan lounge/bedroom/kitchen, bathroom/WC.

Studio 7 102 sq ft. Open plan lounge/bedroom/kitchen, bathroom/WC.

Studio 8 169 sq ft. Open plan lounge/bedroom/kitchen, bathroom/WC.

Outside Rear Yard.

Note The property is part way through refurbishment and only two of the studios benefit from full fixtures and fittings.



Not to scale. For identification purposes only



Artist's impression

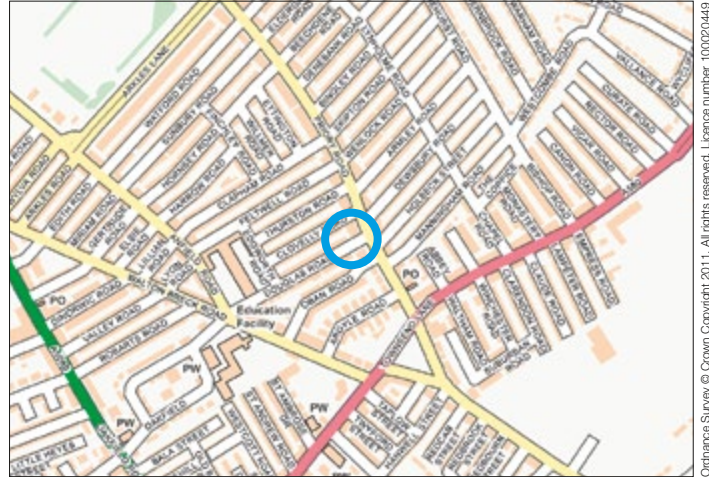
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LOT

15

31a & 31b Priory Road, Liverpool L4 2RT

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **Residential investment producing £9354.00 per annum.**

Description A two storey mid terrace property converted to provide two self-contained flats (one two-bed and one three-bed) accessed via separate front entrances. The property is fully let producing a rental income of £9,354.00 per annum.

Situated Fronting Priory Road in a popular and well established residential location within easy access to Stanley Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

First Floor Flat B Hall, three Bedrooms, Lounge, Kitchen, Bathroom/WC

Outside Yard to Rear.

Note This property has not been internally inspected. All information has been provided by the seller.

Ground Floor Flat A Hall, two Bedrooms, Lounge, Kitchen, Bathroom/WC

LOT

16

33 Sapphire Street, Liverpool L13 1DJ

*GUIDE PRICE £47,000+



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Not to scale. For identification purposes only

- **A two bedroom mid terrace. Double glazing. Central heating.**

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of £6,000 per annum.

Situated Off Rathbone Road (B5179) in a popular residential location within easy access to Wavertree High Street amenities and schooling. Liverpool city centre is approximately 4 miles away.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

Ground Floor Hall, Lounge, Kitchen/Diner.

LOT

17

477 West Derby Road, Liverpool L6 4BN

*GUIDE PRICE £100,000+



- **Re-development opportunity comprising a substantial three storey commercial unit with accomodation to the upper floors.**

Description A substantial part three storey/part single storey L-shaped former car sales showroom/discount warehouse together with a two bedroomed self-contained flat above, accessed via a separate front entrance. The property is sat on a good sized corner plot and would be suitable for a number of uses, to include redevelopment to residential conversion into self-contained flats, or several retail units with flats above, subject to any necessary consents. The property benefits from double glazing and central heating to the first and second floors. Total area is approximately 347.91m² (3,744.81sq ft).

Situated Fronting West Derby Road on the corner of Gloucester Road in a popular main road position close to local amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

Ground Floor Large Main Sales area/former Showroom approximately 144.91m² (1,559.81sq ft) Warehouse/Storage 203m² (2,185sq ft)

First Floor Flat Open Plan Dining Room/Kitchen, Bathroom/WC, Lounge.

Second Floor Two bedrooms.

EPC Rating Shop – C. Flat – D



Not to scale. For identification purposes only

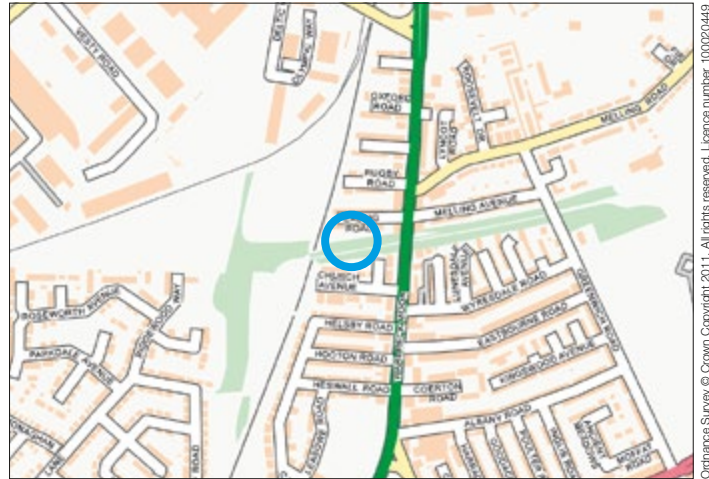


LOT

18

23 Ealing Road, Aintree, Liverpool L9 0LR

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £4,160 per annum.**

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £4,160 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Warbreck Moor (A59) in a popular and well established residential location within close proximity to Walton Vale amenities, Aintree Race Course and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Front Lounge, Dining Room, Kitchen

First Floor Three Bedrooms

LOT

19

Land at 53 Kremlin Drive, Liverpool L13 7BX

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **Land with planning permission.**

Description A plot of land offered with the benefit of full planning permission to demolish the existing garages and erect two three storey semi-detached dwelling houses with garages. Planning Ref No: 15F/1960. It is believed all main services are available, however potential purchasers should make their own enquiries.



Not to scale. For identification purposes only

Situated Behind Kremlin Drive on Quarry Road which is off Queens Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Proposed Accommodation

Plans are available for inspection at the Auctioneers Offices.

LOT
20**4 Boswell Street, Bootle, Merseyside L20 4RP*****GUIDE PRICE £45,000+**

- **Residential investment producing £5,700.00 per annum. Double glazing, central heating.**

Description A three bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing an income of £5,700.00 per annum.



Not to scale. For identification purposes only

Situated Off Knowsley Road in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

First Floor Three bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Hall, two Reception Rooms, Kitchen/ Dining Room.

LOT
21**Apt 44, 6 Mill View, Rutter Street, Liverpool L8 6AG*****GUIDE PRICE £30,000-£35,000**

- **Residential investment producing £5,400.00 per annum.**

Description A two bedroomed 11th floor high rise apartment. The property benefits from open views across the Estuary, secure intercom system, lift service to all floors, communal parking, double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement with a rental income of £5,400 per annum.



Not to scale. For identification purposes only

Situated Off Southwell Street fronting Mill Street in a well-established residential location close to local amenities and approximately 2 miles from Liverpool city centre.

11th Floor Hall, Lounge, Kitchen, two Bedrooms, Bathroom, Separate WC.

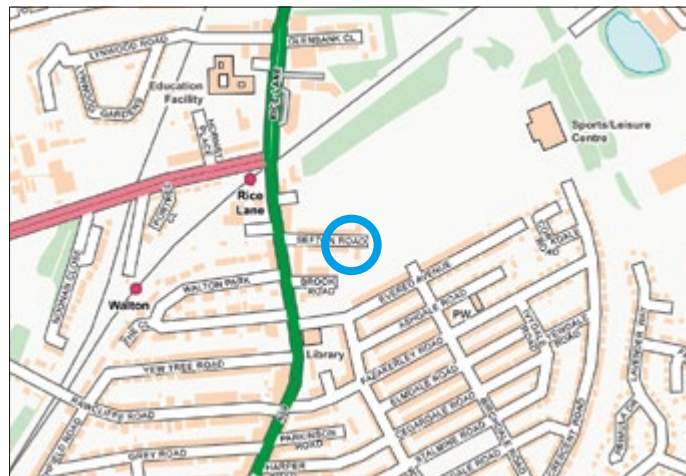
Outside Communal Parking.

Ground Floor Main Entrance, Hallway.

LOT
22

25 Sefton Road, Walton, Liverpool L9 2BP

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **A double fronted three storey property. Double glazing and central heating.**

Description A substantial double fronted three storey middle terraced property providing nine letting rooms, benefiting from double glazing, central heating, off road parking and garage. Following an upgrade and refurbishment the property would be suitable for a number of uses including HMO use or re-development to flats subject to any necessary consents. If let on a per room basis at £75pppw the potential annual income being in excess of £35,100.00 per annum.

Situated Off Rice Lane (A59) in a popular and well established residential location close to amenities, Schooling, Fazakerley

Hospital and Aintree University hospital. Liverpool city centre is 4 miles away.

Basement Cellar

Ground Floor Vestibule, Main Hallway, two Letting rooms, Communal reception room, Kitchen/Dining room, Shower room/WC

First Floor Two Letting rooms, Bathroom/WC Half landing – two Lettings rooms (one with dressing room)

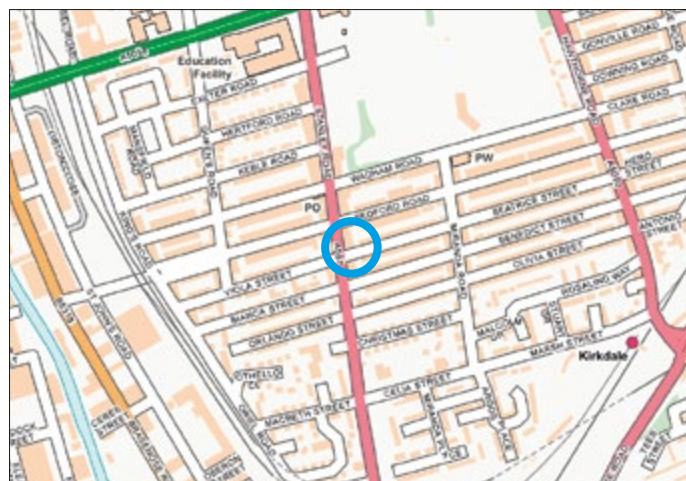
Second Floor Three Letting rooms, Bathroom/WC

Outside Rear double garage, Rear yard, off Road parking.

LOT
23

44/46 Stanley Road, Bootle, Merseyside L20 2AA

*GUIDE PRICE £125,000–£135,000



Not to scale. For identification purposes only

- **A mixed use investment part-let, producing £7,560.00pa. Potential income £22,800pa.**

Description A mixed use investment opportunity part let and currently producing £7,560pa. The potential rental income is approximately £22,800pa. A three storey double fronted mixed use property comprising a pair of interconnecting ground floor retail units together with 4 self-contained flats above, accessed via a separate front entrance. The first floor benefits from double glazing and there are steel roller shutters to the ground floor. The retail unit would be suitable for a number of uses, subject to any consents. Two of the flats are currently let by way of ASTs producing a rental income of £7,560pa.

Situated Fronting Stanley Road in an established and popular residential location within 1.5 miles of Liverpool city centre and within walking distance to Bootle Strand Shopping Parade and Hugh Baird College.

Ground Floor Two interconnecting retail units, two rear rooms, kitchen, WC.

Flat 46B Bathroom/WC, Kitchen,

(stairs to second floor), Lounge/Bedroom

First Floor Flat 44A Bathroom/WC, Kitchen, Bedroom, Lounge

Second Floor 46A Shower/WC, Kitchen, Lounge/Bedroom
44B Shower/WC, Kitchen, Lounge/Bedroom

Outside Covered Yard.

LOT
24**125 Makin Street, Liverpool L4 5QF**
*GUIDE PRICE £50,000+

- **Residential investment producing £5,100.00 per annum. Central heating.**

Description A two bedroomed middle terraced property which is currently let on a contract dated until 30th September 2019 with a guaranteed income of £5,100 per annum. The property benefits from central heating. The tenancy agreement is in place with the government and has been for the last 4/5 years. As part of the agreement they also provide up to £5000 worth of refurbishment works per year. Please note that there will not be any viewings prior to auction so as to not disturb the tenant.



Not to scale. For identification purposes only

Situated Off County Road in a popular residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor Hall, Lounge/ Dining Room, Kitchen, Entrance to Cellar.

First Floor Two bedrooms, Bathroom/WC.

Second Floor One further loft room with velux window.

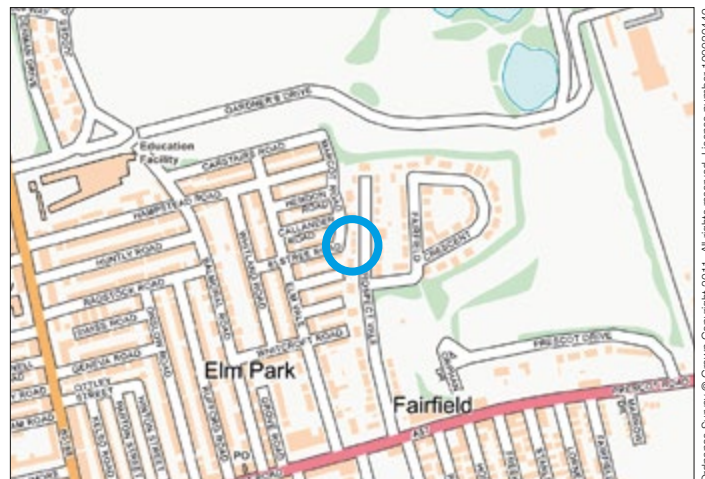
Outside Yard to the rear with side access.

Note Please note we have not internally inspected the property, all information has been provided by the vendor.

LOT
25**11 Prospect Court, Liverpool L6 8PD**
*GUIDE PRICE £45,000+

- **A two bedroomed first floor flat. Double glazing. Central heating.**

Description A two bedroomed first floor flat benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income in excess of £5,400 per annum.



Not to scale. For identification purposes only

Situated Off Prescott Road in a popular and well established residential location close to local amenities, schooling, Newsham Park and approximately 3 miles away from Liverpool city centre.

Ground Floor Main Entrance Hallway

First Floor Flat Hall, Open Plan Lounge/Kitchen, Bathroom/WC, Two Bedrooms.

Outside Communal yard and parking.

LOT
26

22 Kipling Street, Bootle, Merseyside L20 4QE

***GUIDE PRICE £40,000+**



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- **A two bed mid terrace. Double glazing. Central heating.**

Description A two bedrooomed mid terraced property benefiting from double glazing and central heating. The property is in good order throughout and is ready for immediate occupation or investment purposes. The potential rental income is approximately £5,400 per annum.

Situated Off Gray Street which in turn is off Knowlsey Road in a popular residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Lounge, Dining Room, Kitchen, Bathroom/WC

First Floor Two Bedrooms

LOT
27

66 Carisbrooke Road, Liverpool L4 3RA

***GUIDE PRICE £80,000–£90,000**



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- **HMO investment opportunity part let producing £8,360.00 per annum. Double glazing, central heating. Potential income £16,000pa.**

Description A four storey end of terraced property converted to provide six letting rooms. Three of the rooms are currently let on rolling contracts at rental of £8,360 per annum. When fully let the potential income being in excess of £16,000. The property is fully HMO compliant and benefits from double glazing, central heating and fire alarms.

Situated Fronting Carisbrook Road in a popular and well established residential location close to local amenities and approximately 2.5 miles from Liverpool city centre.

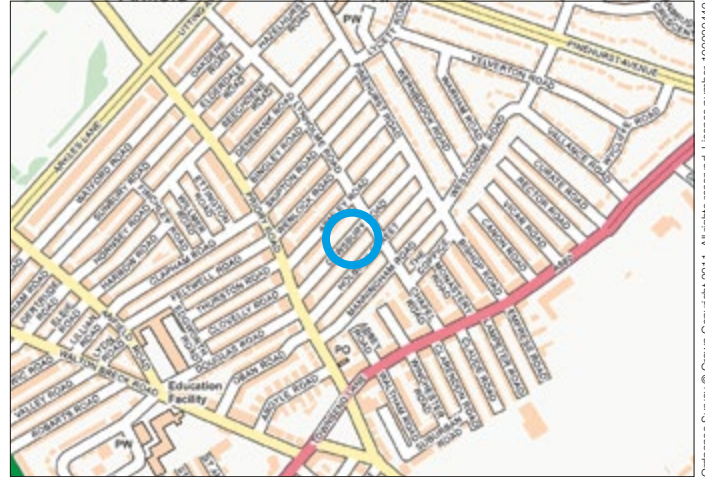
First Floor Three Letting rooms (one with dressing room area), Bathroom/WC.

Second Floor Further letting room.

Basement Cellar. Not inspected

Outside Rear Yard.

Ground Floor Hall, two Letting rooms, Communal area, Kitchen.

LOT
28**55 Dewsbury Road, Liverpool L4 2XE*****GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

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- **A two bed terrace. Double glazing. Central heating.**

Description A vacant two bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes. The potential rental income when let is approximately £5,400.00 per annum.

Situated Off Priory Road in an established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Lounge/Dining Room, Kitchen.

First Floor Two bedrooms, Bathroom/WC.

LOT
29**91 Southgate Road, Liverpool L13 5XZ*****GUIDE PRICE £42,500+**

Not to scale. For identification purposes only

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- **Residential investment producing a rental income of £4,394 per annum. Double glazing.**

Description A two bedroomed mid terraced house let by way of a Regulated Tenancy producing a rental income of £4,394 per annum. The property benefits from double glazing. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Prescot Road in the Heart of Old Swan and within walking distance to local amenities and Schooling and approximately 5 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Living Room, Dining Room, Kitchen

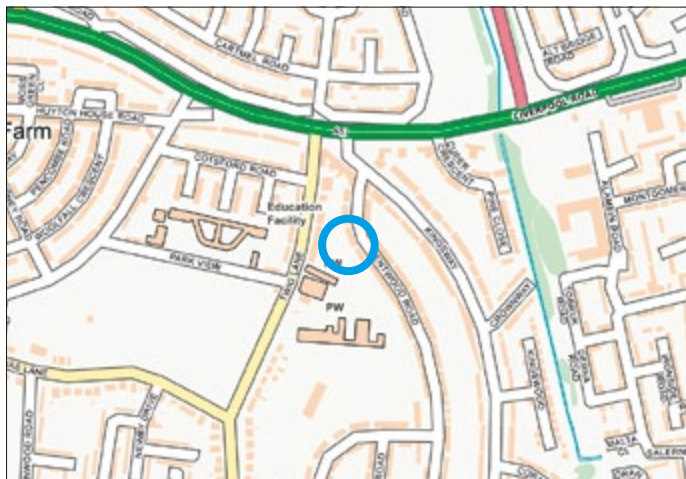
First Floor Two Bedrooms, Shower Room/WC

LOT

30

24 Gentwood Road, Liverpool L36 2QN

*GUIDE PRICE £47,500+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £5,564 per annum. Double glazing. Central heating. Garden and off road parking.**

Description A three bedroomed mid-town house property let by way of a Regulated Tenancy producing a rental income of £5,564 per annum. The property benefits from double glazing, central heating, garden and off road parking. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Kingsway which is in turn off Liverpool Road (A57) in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor Living Room, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Driveway, Rear garden.

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Auction programme 2018

Auction Dates

19th July

13th September

1st November

13th December

Closing Dates

22nd June

17th August

5th October

16th November



0151 207 6315

auctions@suttonkersh.co.uk

LOT
31**163-165 Kensington, Liverpool L7 2RF*****GUIDE PRICE £300,000+**

- **Mixed use investment property part let, producing £29,880.00 per annum.**

Description A mixed use investment opportunity with a potential rental income of approximately £43,920.00 per annum. A substantial corner property comprising a ground floor retail unit and a garage/workshop together with seven one-bedroomed self-contained flats to the ground, first and second floors. The property benefits from double glazing, electric heating and roller shutters.

Situated Fronting Kensington on the corner of Cottenham Street in a prominent main road position being one of the main arteries into Liverpool and within easy reach of the Royal Liverpool Hospital and Universities.

Ground Floor Two Retail Units. Garage.

Ground Floor Main Entrance Hallway.

Flat 1 Bedroom/Lounge, Kitchen, Bathroom/WC.

Flat 2 Lounge, Bedroom, Kitchen, Shower Room/WC.

First Floor Flat 3 Lounge, Bedroom, Kitchen, Bathroom/WC. Half Landing.

Flat 6 Lounge, Bedroom, Kitchen, Shower Room/WC.

Flat 7 Lounge, Bedroom, Kitchen, Shower Room, WC.

Second Floor Flat 5 Lounge, Bedroom, Kitchen, Shower Room/WC.

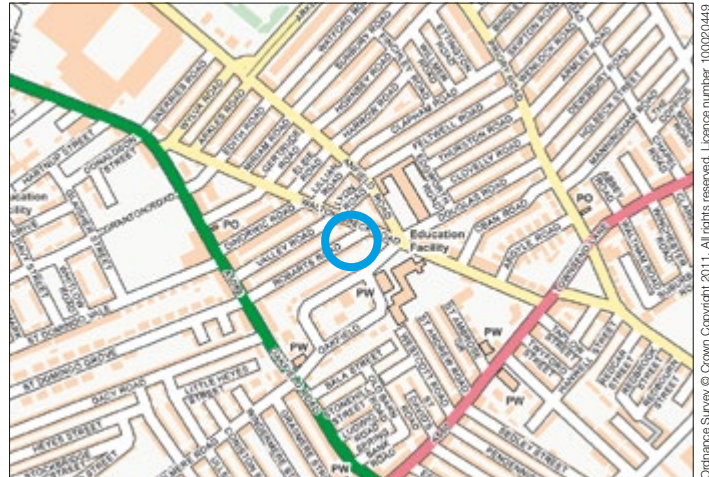
Flat 4 Lounge, Kitchen, Bedroom, Bathroom/WC.

Joint Agent
Entwistle Green.



Not to scale. For identification purposes only

UNIT	INCOME
Shops	£4,800.00 per annum
Garage	£6,360.00 per annum
Flat 1	Vacant
Flat 2	£4,680.00 per annum
Flat 3	£4,680.00 per annum
Flat 4	£4,680.00 per annum
Flat 5	£4,680.00 per annum
Flat 6	Vacant
Flat 7	Vacant
TOTAL	£29,880.00

LOT
32**272 Walton Breck Road, Liverpool L4 0SZ*****GUIDE PRICE £80,000–£90,000**

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Not to scale. For identification purposes only

- **Double fronted three bedroomed middle terraced property, fully refurbished, double glazing and central heating.**

Description A good sized double fronted three bedroomed middle terraced property benefiting from double glazing and central heating. The property has been fully refurbished throughout and would be suitable for immediate occupation or investment purposes. If let to 4 individuals at a rental of £75 pppw the potential income will be in excess of £15,600 per annum.

Situated Fronting Walton Breck Road in a popular and well established residential location close to local amenities and approximately 2 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Ground Floor Hall, two Reception Rooms, Kitchen, Utility Room.

LOT
33**59 Rhodesia Road, Liverpool L9 9BS*****GUIDE PRICE £47,500+**

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Not to scale. For identification purposes only

- **Residential investment producing a rental income of £4,784 per annum. Double glazing.**

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £4,784 per annum. The property benefits from double glazing. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Sandy Lane which is in turn off Longmoor Lane in a popular and well established residential location within easy reach of Walton Vale amenities, schooling and approximately 5 miles away from Liverpool city centre.

First Floor Three Bedrooms

Outside Yard to the rear.

EPC Rating E

Ground Floor Living Room, Kitchen, Bathroom/WC

LOT
34**Castle View, Castle Road, Halton, Runcorn, Cheshire WA7 2BE**
*GUIDE PRICE £250,000+

Not to scale. For identification purposes only

- **Land with planning permission.**

Description A freehold site extending to approximately 0.453 acres and benefiting from planning permission to erect 15 self-contained apartments. Planning application reference number 15/00437/S73. Drawings are available with the auctioneers.

Situated Fronting Castle Road close to its junction with The Underway within close proximity to local amenities and transport links.

Accommodation

Plans are available for inspection at the Auctioneer's Offices.



Not to scale. For identification purposes only



Not to scale. For identification purposes only

LOT
35**146 Olivia Street, Bootle, Merseyside L20 2ET*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **A three bedroomed middle terrace property. Double glazing and central heating.**

Description A three bedroomed middle terrace property benefiting from double glazing, central heating and a newly fitted kitchen. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. The potential rental income is approximately £6,000.00 per annum.

Situated Off Hawthorne Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor Three bedrooms.

Outside Rear Yard.

Ground Floor Vestibule, Through Living Room/Dining Room, Newly Fitted Kitchen, Bathroom/WC.

LOT
36**Land at 1 Henry Street, Birkenhead, Merseyside CH41 5BS*****GUIDE PRICE £300,000+**

Not to scale. For identification purposes only

- **A plot of land benefiting from planning permission.**

Description A cleared site offered with the benefit of planning permission to erect a block of 38 apartments with office development and associated parking. Planning reference: OUT/13/01426

Situated Off Market Street in a popular location within close proximity to local amenities and with easy access to the Birkenhead Tunnel approximately 4 miles from Liverpool city centre.

LOT
37**2 Selkirk Road, Liverpool L13 2AP*****GUIDE PRICE £49,000+**

- **Residential investment producing a rental income of £5,356 per annum. Double glazing. Central heating.**

Description A three bedroomed end terraced property let by way of a Regulated Tenancy producing a rental income of £5,356 per annum. The property benefits from double glazing and central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.



Not to scale. For identification purposes only

Situated Off Church Road in a popular residential location within close proximity to Edge Lane amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

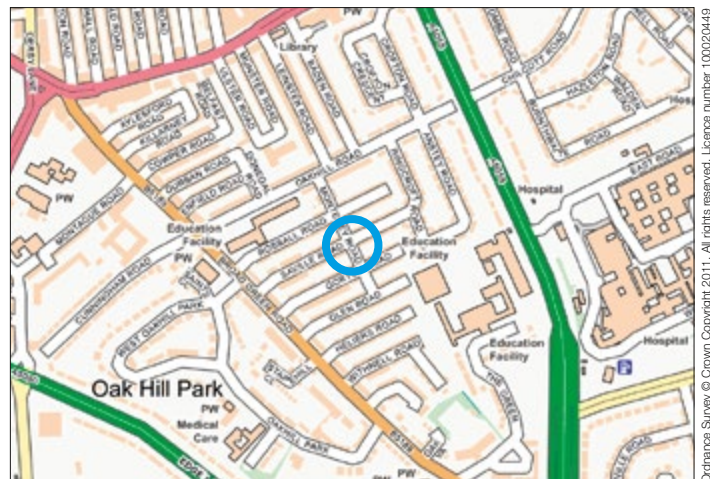
Ground Floor Living Room, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
38**55 Saville Road, Old Swan, Liverpool L13 4DJ*****GUIDE PRICE £65,000+**

- **Residential investment producing a rental income of £5,356 per annum. Double glazing. Gardens.**

Description A three bedroomed mid-town house property let by way of a Regulated Tenancy producing a rental income of £5,356 per annum. The property benefits from double glazing and gardens. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.



Not to scale. For identification purposes only

Situated Off Oakhill Road which is in turn off Queens Drive (A5058) in an established and popular residential location within walking distance to the popular Old Swan Shopping Parade, Schooling and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens.

Ground Floor Living Room, Dining Room, Kitchen

LOT

39

Hambledon View, Clerk Hill Road, Whalley, Clitheroe, Lancs BB7 9DR

*GUIDE PRICE £325,000+



- **Four bedroom detached farmhouse with land. Residential development opportunity.**

Description A residential development opportunity subject to renewal of the expired planning permission. The property comprises a four bedroomed detached farmhouse in need of some modernisation together with adjacent land site approximately 0.13ha (0.32 acres). The land site has previously benefitted from planning permission for the erection of one dwelling following the demolition of the existing farm building. The planning permission includes development of the adjacent abattoir which also has planning permission for one dwelling, but the abattoir is not included in this sale.

Situated The premises are located close to Whalley and the village of Wiswell within the Ribble Valley, an area of outstanding natural beauty within easy distance of Preston, Manchester and Liverpool.

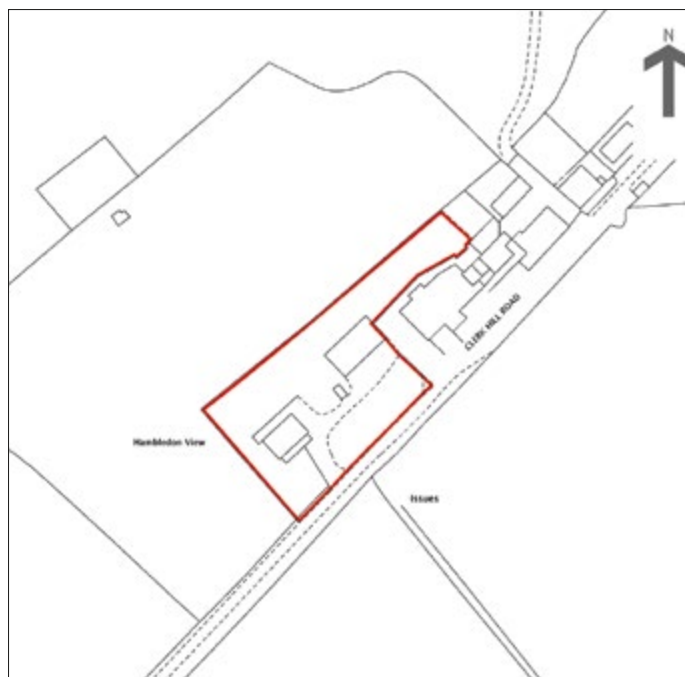
Ground Floor Hall, three Reception Rooms, Kitchen, Utility Room.

First Floor Master Bedroom with Ensuite Shower Room/WC, three Bedrooms, Bathroom/WC.

Planning Outline planning permission was granted on appeal on 8th March 2013 by Ribble Valley Borough Council. Appeal ref: APP/T2350/A/12/218816 in reference to; Planning application: 3/2012/0477 dated 9th May 2012, for the erection of two residential

dwellings following the demolition of the existing abattoir which is adjacent to the subject land. For the indicative purposes the site being sold is edged yellow on the plan however prospective purchasers must refer to the legal pack to confirm the exact extent of the correct boundaries.

Joint Agent
JPS Surveyors



Not to scale. For identification purposes only

LOT
40**23 Crowther Street, St. Helens, Merseyside WA10 4NH*****GUIDE PRICE £40,000+**

- **Two bed mid terrace. Double glazing. Central heating.**

Description A vacant two bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income in excess of £5,400.00 per annum.



Not to scale. For identification purposes only

Situated Between Doulton Street and St. Georges Road which is off Boundary Road in a popular and well established residential location.

Outside Rear Yard.

Ground Floor Living Room, Dining Room, Kitchen, Bathroom/WC.

First Floor Two bedrooms.

LOT
41**300b Foleshill Road, Coventry CV6 5AH*****GUIDE PRICE £175,000+**

- **A four bedroomed semi detached property. Central heating.**

Description A three storey four bedroomed semi-detached property benefiting from central heating. Following refurbishment the property would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

Situated Fronting Foleshill Road close to its junction with Broad Street in a popular and well established residential location within close proximity to local amenities.

First Floor Three bedrooms, Bathroom/WC.

Second Floor One Bedroom.

Outside Gardens Front & Rear.

Ground Floor Entrance Hall, Living Room, Cloakroom with WC, Kitchen, Utility.

LOT

42

Apt 55, 6 Mill View, Rutter Street, Liverpool L8 6AG

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

- **Residential investment producing £5,400 per annum.**

Description A two bedroomed 14th floor high rise apartment. The property benefits from open views across the Estuary, secure intercom system, lift service to all floors, communal parking, double glazing and electric heating. The property is currently let by way of an Assured Shorthold Tenancy agreement with a rental income of £5,400 per annum.

Situated Off Southwell Street fronting Mill Street in a well-established residential location close to local amenities and approximately 2 miles from Liverpool city centre.

14th Floor Hall, Lounge, Kitchen, two Bedrooms, Bathroom, Separate WC.

Outside Communal Parking.

Ground Floor Main Entrance, Hallway.

Now accepting instructions for
our 19 July 2018 auction
Closing date 22 June



James Kersh MRICS james@suttonkersh.co.uk
Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk
0151 207 6315

LOT
43**4 & 6 Stand Avenue, Whitefield, Manchester M45 7NW*****GUIDE PRICE £200,000+**

- **A pair of three bed semi detached properties. One is vacant and the other let producing £5,400.00 per annum.**

Description A pair of Freehold three bedroomed semi-detached properties benefiting from double glazing and central heating. Number 4 will be sold with vacant possession and Number 6 is currently let by way of an Assured Shorthold Tenancy since 10th April 2010 producing a rental income of £5,400 per annum. The tenant has carried out various internal improvements and occupies at a lower than open market rent. Please note this lot is a cash buy only.

Situated Off Dales Lane leading to Higher Lane in a popular and well established residential location conveniently placed for access to local shops, supermarkets, schooling, bus routes and the Whitefield Metro station.

Outside Both properties have gardens to the front and rear.

Joint Agent
Bridgfords



4 Stand Avenue

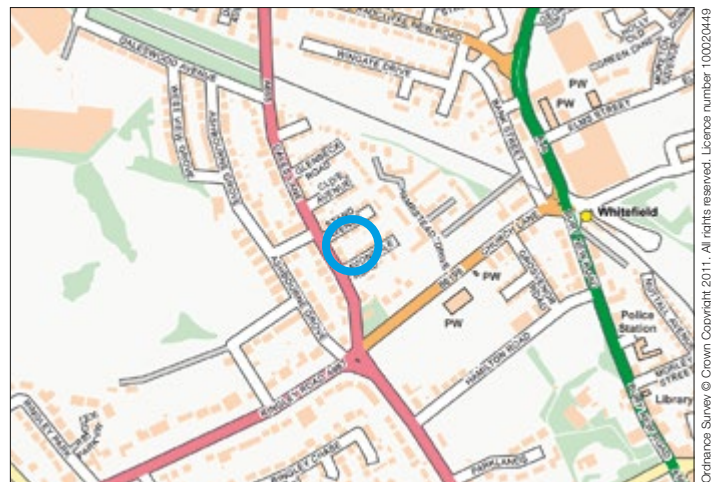
Ground Floor Porch, Hall, Lounge, Dining Room, Morning Room, Kitchen

First Floor Three Bedrooms, Bathroom, Separate WC

6 Stand Avenue

Ground Floor Hall, Dining Room, Lounge, Kitchen

First Floor Three Bedrooms, Bathroom/WC



Not to scale. For identification purposes only

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LOT

44

105 Lawrence Road, Liverpool L15 0EF

*GUIDE PRICE £90,000+



- **Three bedroom mid terrace. Majority double glazing. Central heating.**

Description A three bedroomed mid terraced property in need of refurbishment and modernisation. The property benefits from central heating and majority double glazing. Once upgraded the property would be suitable for occupation or investment purposes. If let to 4 tenants at £85pppw the potential rental income is approximately £17,680 per annum.



Not to scale. For identification purposes only

Situated Fronting Lawrence Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor Hall, Living Room, Dining Room/Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

EPC Rating E

Joint Agent
Atlas Estates



LOT

45

116 Breckfield Road North, Liverpool L5 4QZ

*GUIDE PRICE £10,000+



- **A mid terraced property in need of a full upgrade and refurbishment.**

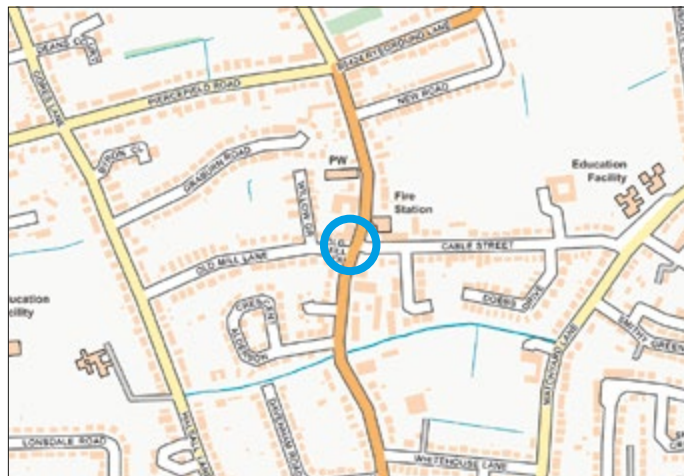
Description A two storey middle terraced property in a derelict state of repair and in need of a full renovation scheme. The property would be suitable for a number of uses, to include residential conversion to provide self-contained flats, subject to any necessary consents.



Not to scale. For identification purposes only

Situated Fronting Breckfield Road North in a popular and well established residential location close to local amenities and approximately 3 miles from Liverpool city centre.

Note Sutton Kersh have not internally inspected the property.

LOT
46**99b Church Road, Formby, Liverpool L37 3ND*****GUIDE PRICE £70,000+**

Not to scale. For identification purposes only

- **Residential investment producing £7,800.00 per annum. Double glazing, central heating, secure entry system.**

Description A first floor two bedroomed apartment benefiting from double glazing, central heating, secure intercom entry system and an allocated parking space. The property is in good condition and is currently let by way of an Assured Shorthold Tenancy agreement producing £7,800.00 per annum.

Situated Fronting Church Road at its junction with Old Mill Lane in a popular and well established residential location within walking distance to local amenities and approximately 14 miles from Liverpool city centre.

Lounge/Kitchen, Master Bedroom with en-suite, second Bedroom, Bathroom/WC.

Outside Allocated parking space on Old Mill Lane side of the property.

Ground Floor Main entrance Hallway.

First Floor Hall, Open Plan

LOT
47**Apt 60, 6 Mill View, Rutter Street, Liverpool L8 6AG*****GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

- **Residential investment producing £5,400.00 per annum.**

Description A two bedroomed 15th floor high rise apartment. The property benefits from open views across the Estuary, secure intercom system, lift service to all floors, communal parking, double glazing and electric heating. The property is currently let by way of an Assured Shorthold Tenancy agreement with a rental income of £5,400.00 per annum.

Situated Off Southwell Street fronting Mill Street in a well-established residential location close to local amenities and approximately 2 miles from Liverpool city centre.

15th Floor Hall, Lounge, Kitchen, two Bedrooms, Bathroom, Separate WC.

Outside Communal Parking.

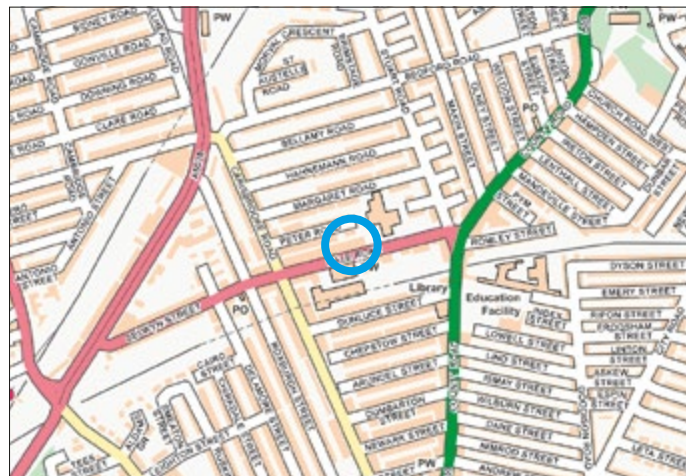
Ground Floor Main Entrance, Hallway.

LOT

48

51 Peter Road, Liverpool L4 3RT

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- **Residential investment part let, producing £3,600.00 per annum. Double glazing, central heating. Potential income £7,200pa.**

Description A two storey middle terrace property which has been converted to provide two one-bedroomed self-contained flats which are in good order and benefit from double glazing and central heating. The ground floor flat is currently let by way of an Assured Shorthold Tenancy producing £3,600.00 per annum.

Situated Off Carisbrooke Road in a popular and well established residential location close to County Road amenities, schooling and 3 miles from Liverpool city centre.

First Floor Flat 2 Landing, Lounge, Bedroom, Kitchen, Shower/WC.

Outside Rear Yard.

Ground Floor Main Entrance Hallway.

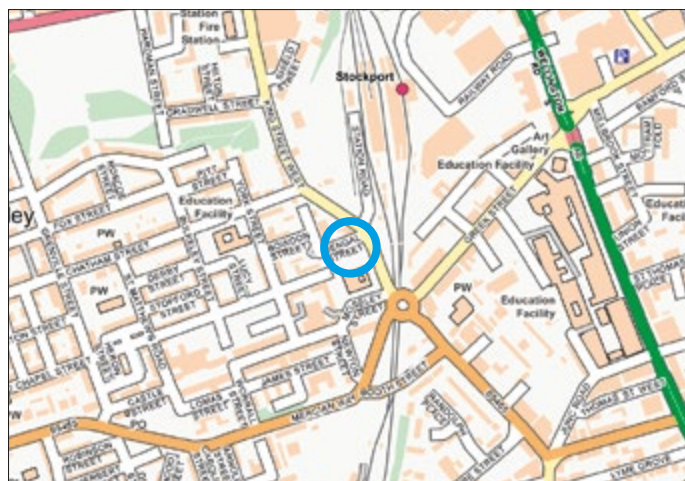
Flat 1 Lounge, Bedroom, Kitchen, Shower/WC.

LOT

49

Apartment 7, The Blue Bell, 12 Shaw Heath, Stockport SK3 9DY

*GUIDE PRICE £28,000+



Not to scale. For identification purposes only

- **A basement space comprising three rooms with the benefit of planning permission to convert into a two bedroomed apartment.**

Description A basement space comprising three rooms with the benefit of planning permission to convert into a two bedroomed apartment. There are six other apartments in the development which have been finished to a high standard and sold off under leasehold interests. Once converted and fully refurbished the potential rental income would be approximately £7,200 per annum.

Situated On Shaw Heath at its junction with Bengal Street and opposite Station Road. The property is very close to Stockport train station and close by to town centre amenities, Mersey Way shopping centre, supermarkets, shops, bars and restaurant. The M60 motorway and other major transport links are nearby.

Basement Kitchen/Living Room, Bathroom, Hallway, two Bedrooms, Outdoor Space.

Tenure Leasehold for 125 years from 2012 with a ground rent of £50 per annum. The service charge is approximately £600 per annum.

Joint Agent
Bridgords

LOT
50**127 Windrows, Skelmersdale, Lancashire WN8 8NL*****GUIDE PRICE £45,000+**

- **A three bedroomed mid town house. Double glazing. Central heating. Rear garden.**

Description A three bedroomed mid-town house benefiting from double glazing, central heating and a rear garden. The property would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £6,300.00 per annum.



Not to scale. For identification purposes only

Situated Windrows is a continuation of Wigan Road which is off Church Road in a well-established residential location within close proximity to local schooling and shopping amenities.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen.

First Floor Three bedrooms, Bathroom/WC with Walk in Shower.

Outside Rear Garden.

Note The vendor will allow a 6 week completion.

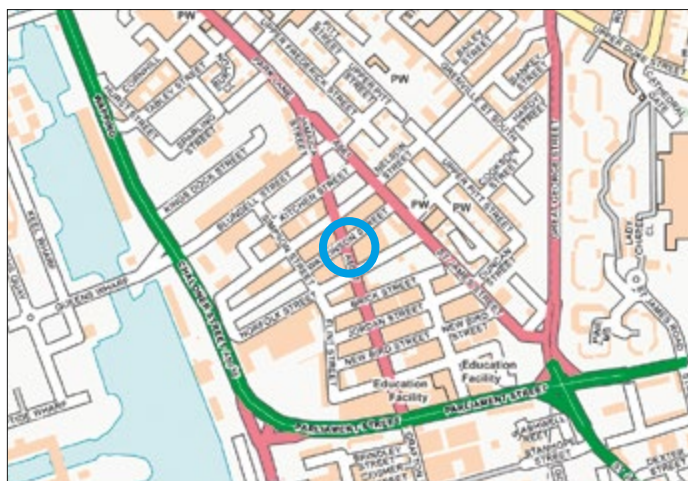
LOT
51**Unit 1, L1 Building, 21 Jamaica Street, Liverpool L1 0AA*****GUIDE PRICE £45,000+**

- **Residential investment producing £6,552.00 per annum.**

Description A fully furnished ground floor studio apartment currently let by way of an Assured Shorthold Tenancy producing £6,552 per annum until July 2018. The property benefits from double glazing, central heating, lift access, communal living space, games room, mini gym, laundry room and a bike store. There is a potential net yield of 7%.

Situated Accessed via Jamaica Street in the increasingly popular Baltic Triangle within walking

distance to the Baltic Market, Camp and Furnace, Liverpool One and city centre amenities



Not to scale. For identification purposes only

Basement Communal Lounge Area, Games Room, Mini Gym, Laundry Room, Bike Store

Ground Floor Communal Entrance

First Floor Living Space/Kitchen/Bedroom/Study Area, Shower Room/WC

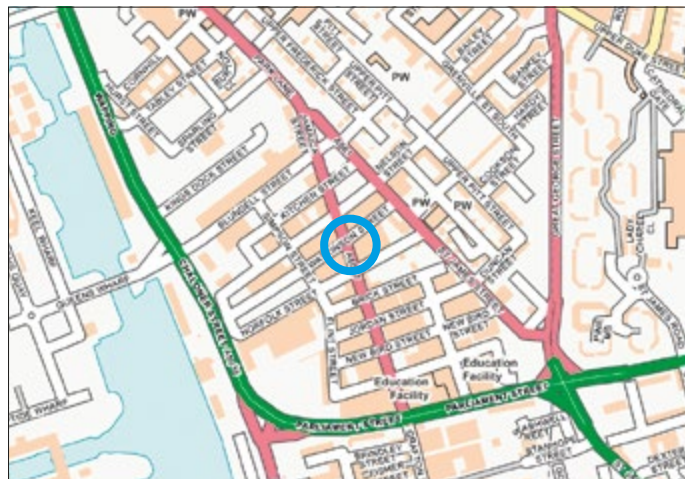
Note The property is Leasehold for a term of 250 years commencing from 2nd May 2012 and interested parties should make their own enquiries on the ground rent. The service charge is £492.60 per quarter, subject to verification.

LOT

52

Unit 19, L1 Building, 21 Jamaica Street, Liverpool L1 0AA

*GUIDE PRICE £45,000+



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- **Residential investment producing £6,552.00 per annum.**

Description A fully furnished second floor studio apartment currently let by way of an Assured Shorthold Tenancy producing £6,552 per annum until July 2018. The property benefits from double glazing, central heating, lift access, communal living space, games room, mini gym, laundry room and a bike store. There is a potential net yield of 7%.

Situated Accessed via Jamaica Street in the increasingly popular Baltic Triangle within walking

distance to the Baltic Market, Camp and Furnace, Liverpool One and city centre amenities.

Basement Communal Lounge Area, Games Room, Mini Gym, Laundry Room, Bike Store.

Ground Floor Communal Entrance.

Second Floor Living Space/ Kitchen/Bedroom/Study Area, Shower Room/WC.

Note The property is Leasehold for a term of 250 years commencing from 2nd May 2012 and interested parties should make their own enquiries on the ground rent. The service charge is £492.60 per quarter, subject to verification.

LOT

53

144 Lawrence Road, Liverpool L15 0EQ

*GUIDE PRICE £100,000+



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- **A four bedroomed middle terrace property. Double glazing. Central heating.**

Description A vacant four bedroomed middle terrace property benefiting from double glazing and central heating. The property is in good order throughout and has most recently been used for student rental purposes and is ready for immediate let. If let to 5 tenants at £85pppw the potential rental income would be approximately £22,100.00 per annum.

Situated Fronting Lawrence Road at its junction with Gainsborough Road in a popular and well established residential location within close proximity to local amenities, schooling, Smithdown Road, Picton Road and approximately 2.5 miles from Liverpool city centre.

Ground Floor Hall (17'10" x 4'), Lounge (19'2" x 11'9"),

Rear Dining Room (12' x 9'9"), Morning Room (11'7" x 8'10"), Kitchen (9'4" x 8'10"), Bathroom/WC (8'2" x 6'9").

First Floor Bedroom 1 (14'10" x 7'3"), Bedroom 2 (18'9" x 8'10"), Bedroom 3, (12'2" x 10'6"), Bedroom 4, Bathroom/WC (7'3" x 5'8").

Outside Rear Yard.

LOT
54**27/27a Warbreck Moor, Liverpool L9 4RW*****GUIDE PRICE £75,000+**

- Mixed use investment opportunity. Part let producing £4,940pa. Potential income £12,740pa.**

Description A three storey mixed use investment opportunity comprising a ground floor retail unit together with a two bedroomed flat above, accessed via a separate front entrance. The ground floor shop has recently been refurbished to include electric roller shutters, electric wall heaters, secure entry system, CCTV and is ready for immediate occupation as a Barber Shop or would be suitable for other uses subject to any necessary consents. The flat is currently let by way of a 2 year lease producing £4,940.00 per annum and benefits from double glazing. When fully let the potential rental income would be approximately £12,740.00 per annum.



Not to scale. For identification purposes only

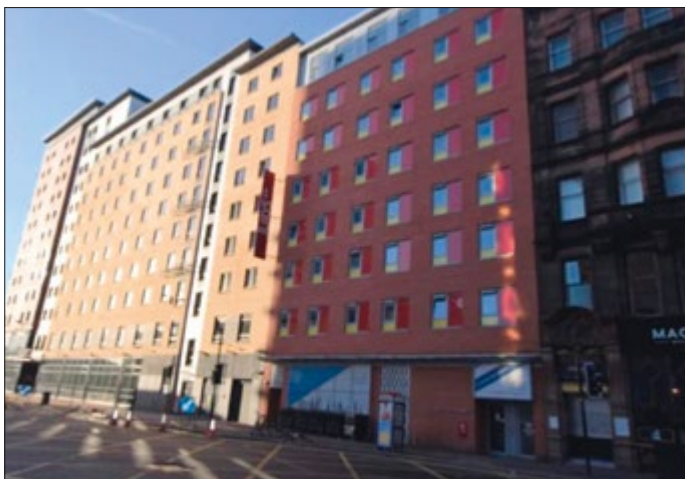
Situated Fronting Warbreck Moor (A59) on a busy main road position close to Walton Vale amenities, Aintree Racecourse and approximately 5 miles from Liverpool city centre.

Second Floor Two bedrooms.

Outside Rear Yard.

Ground Floor Shop Main Sales Area, WC.

First Floor Hall, Kitchen, Lounge, Bathroom/WC.

LOT
55**Flat 5, 10 Central House, 50–58 Jamaica Street, Glasgow G1 4QG*****GUIDE PRICE £40,000–£45,000**

- Residential investment producing over £5,800.00 per annum. A fifth floor studio flat.**

Description A fifth floor studio apartment contained within an 8 storey building currently used as a student living complex. The property benefits from electric heating, lift access. The property is currently let by way of an Assured Shorthold Tenancy producing over £5,800.00 per annum.



Not to scale. For identification purposes only

Situated Off Argyle Street in a popular and well established location close to local shopping facilities, universities, and public transport.

Joint Agent
Atlas Estates



Ground Floor Main Entrance Hallway.

Fifth Floor Apartment Open Plan Living Room/Bedroom/Kitchen, Shower Room/WC.

LOT

56

UPON THE INSTRUCTIONS OF PWC

6 Cypress Road, Southport, Merseyside PR8 6HE

*GUIDE PRICE £85,000+



- **Two bed semi detached. Double glazing and central heating.**

Description A two bedroomed semi-detached property benefiting from double glazing, central heating gardens to the front and rear and off road parking. Following an upgrade and refurbishment scheme the property would be suitable for occupation, re-sale or investment purposes.



Not to scale. For identification purposes only

Situated Off Norwood Road (B5276) in a popular and well established residential location within close proximity to local amenities and transport links.

Outside Gardens Front & Rear and Driveway.

Note Suitable for cash buyers only.

Ground Floor Hall, Lounge, Kitchen/Diner.

First Floor Two bedrooms, Bathroom/WC.

LOT

57

86 Oakhouse Park, Walton, Liverpool L9 1EP

*GUIDE PRICE £37,000+



- **One bed first floor apartment producing £5,408.00 benefiting from central heating.**

Description A one bedroomed first floor apartment which forms part of the popular conversion of the former Walton hospital building. The property is currently let by way of an Assured Shorthold Tenancy producing £5,408.00 per annum and benefits from central heating.



Not to scale. For identification purposes only

Situated Close to Rice Lane and Breeze Hill in a popular and well established location within close proximity to local amenities.

Outside Communal Gardens and Parking

EPC Rating D

Ground Floor Main Entrance Hallway

First Floor Flat Hall, Open Plan Lounge/Kitchen, Bathroom/WC, Bedroom.

LOT
58**31 Bibbys Lane, Bootle, Merseyside L20 4JJ*****GUIDE PRICE £45,000+**

- **A three bed residential investment producing £5,700.00 per annum. Double glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,700.00 per annum.



Not to scale. For identification purposes only

Situated Off Marsh Avenue in a popular and well established residential location close to local amenities and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

Note There will only be one block viewing prior to auction. The tenants must not be disturbed on any other occasion,

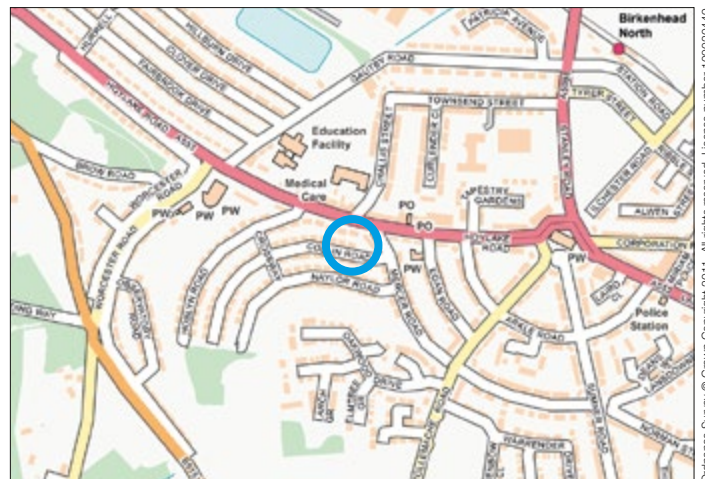
Ground Floor Hall, Through Lounge/Dining Room, Kitchen.

First Floor Three bedrooms, Bathroom/WC.

LOT
59**55 Hoylake Road, Birkenhead, Merseyside CH41 7BU*****GUIDE PRICE £65,000+**

- **A three bedroomed double fronted semi-detached property, central heating and gardens.**

Description A three bedroomed double fronted semi-detached property benefiting from central heating and gardens. Following refurbishment the property would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

Situated Fronting Hoylake Road close to its junction with Mercer Road in a popular and well established location within close proximity to local amenities.

Outside Gardens front and rear

Ground Floor Porch Entrance, Lounge, Kitchen

First Floor Three bedrooms, Bathroom/WC

LOT

60

29 Wykeham Street, Liverpool L4 1QY

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Lock-up shop and two self contained flats. Double glazing. Electric heating.**

Description A two storey corner property comprising a ground floor lock-up shop together with two self-contained flats (one one-bedroomed flat and one studio flat). The flats have been fully refurbished and would be suitable for immediate investment purposes. The property benefits from double glazing and electric heating. The shop would be suitable for a number of uses, including conversion to another self-contained flat subject to any necessary consents.

Situated Fronting Wykeham Street on the corner of Orwell Road which in turn is off Stanley Road within close proximity to Local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor Lock up shop: one room.

Flat 1 Open plan Lounge/Bedroom, Kitchen, Shower Room/WC.

First Floor Flat 2 Lounge, Kitchen, Bedroom, Shower Room/WC.

Outside Yard to the rear.

LOT

61

69 Stockbridge Street, Liverpool L5 6PA

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **A two bedroomed mid terraced property. Double glazing. Central heating.**

Description A vacant two bedroomed mid terraced property which following a full upgrade and modernisation would be suitable for occupation, investment or re-sale purposes. The property benefits from double glazing and central heating.

Situated Off Breckfield Road North in a popular and well established residential location close to local amenities and approximately 3 miles from Liverpool city centre.

Outside Rear Yard.

Note Completion date is set no more than 14 days from exchange.

Ground Floor Vestibule, Open Plan Kitchen/Diner, Lounge, Bathroom/WC

First Floor Two Bedrooms.

LOT
62**Flats 14–28 Aspen Close, Kirkby, Liverpool L33 4DX*****GUIDE PRICE £300,000+**

- **8 x 2 bed flats. Two of the flats are let producing £10,800 per annum. Potential income £43,200 per annum.**

Description A purpose built detached block of eight two bedroomed flats which are in good order throughout and benefit from double glazing, electric heating, secure communal entrance and parking. Two of the flats are currently let by way of Assured Shorthold Tenancies at a rental of £10,800 per annum. When fully let the potential income being in excess of £43,200 per annum.

Situated Off Redwood Way which is off Shevingtons Lane close to local amenities and Schooling and approximately 10 miles from Liverpool city centre and 15 miles from Southport town centre.

Ground Floor Main Entrance Hallway

Flat 14 Hall, Open plan Lounge/Kitchen, two Bedrooms, Shower room/WC

Flat 16 Hall, Open plan Lounge/Kitchen, two Bedrooms, Shower room/WC

Flat 18 Hall, Open plan Lounge/Kitchen, two Bedrooms, Shower room/WC

Flat 20 Hall, Open plan Lounge/Kitchen, two Bedrooms, Shower room/WC

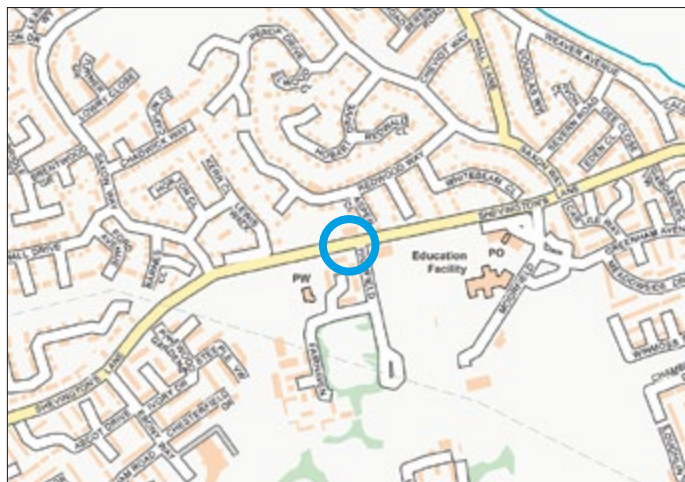
First Floor Flat 22 Hall, Open plan Lounge/Kitchen, two Bedrooms, Shower room/WC

Flat 24 Hall, Open plan Lounge/Kitchen, two Bedrooms, Shower room/WC

Flat 26 Hall, Open plan Lounge/Kitchen, two Bedrooms, Shower room/WC

Flat 28 Hall, Open plan Lounge/Kitchen, two Bedrooms, Shower room/WC

Outside Communal parking, Yard access from ground floor flats.



Not to scale. For identification purposes only



LOT

63

107 Roxburgh Street, Liverpool L4 3SZ

*GUIDE PRICE £42,000+



Not to scale. For identification purposes only

- **A residential investment producing £6,000.00 per annum. Double glazing, central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

Situated Just off County Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

Joint Agent

Atlas Estates



Ground Floor Lounge, Dining Room, Kitchen.

First Floor Two bedrooms, Bathroom/WC.

LOT

64

8 Syddall Street, St. Helens, Merseyside WA10 6NT

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Two bedroomed end terrace. Double glazing. Central heating.**

Description A two bedroomed end terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes. The potential rental income is approximately £5,400 per annum.

Situated Just off Hard Lane in a popular residential location close to local amenities, Victoria Park and St. Helens town centre.

Ground Floor Lounge, Dining Room, Kitchen.

First Floor Two bedrooms, Bathroom/WC.

Outside Yard to the rear.

LOT
65

Flat 16, Libertas, 48 St. James Street, Liverpool L1 0AB

*GUIDE PRICE £50,000–£60,000



- **Second floor studio apartment producing a rental income of £6,192 per annum.**

Description A second floor studio apartment which is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,192 per annum. The property benefits from electric heating, 24 hour concierge, gymnasium, bike store, pool room and secure intercom system.



Not to scale. For identification purposes only

Situated In the popular Baltic Triangle within walking distance from Liverpool One and city centre amenities.

Lower Ground Floor Laundry Room, Communal Lounge, Gymnasium, Pool Room and Bike Store

Ground Floor Main Entrance Hallway

Second Floor Flat 16 Open Plan Lounge/Kitchen/Bedroom, Shower Room/WC

Note The service charge is £1,910 per annum. The property is Leasehold with approximately 247 years remaining at a ground rent of £250 per annum, subject to verification.

LOT
66

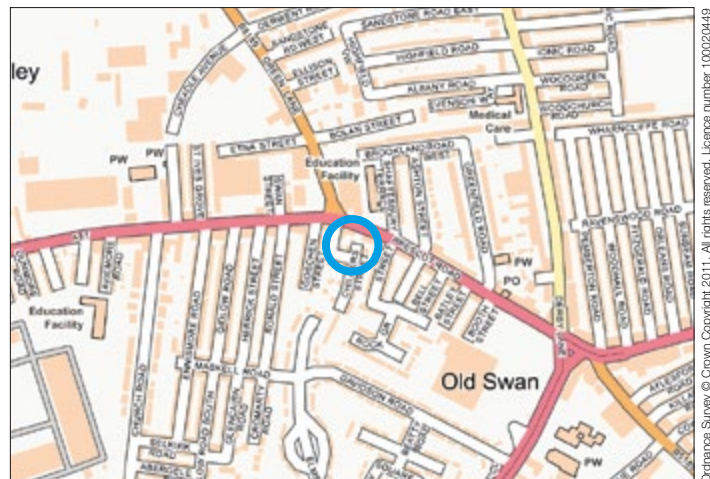
486 Prescot Road, Old Swan, Liverpool L13 3DB

*GUIDE PRICE £40,000+



- **Two storey middle terraced property comprising a ground floor retail unit together with ancillary accommodation to the first floor.**

Description A two storey middle terraced property comprising a ground floor retail unit together with ancillary accommodation to the first floor. The property would be suitable for a number of uses, subject to any relevant planning consents. The property benefits from double glazing, electric roller shutters and central heating. There is currently no stair access to the first floor, however it would be suitable for residential conversion subject to any relevant planning consents.



Not to scale. For identification purposes only

Situated Fronting Prescot Road at its junction with Green Lane on a very busy main road being one of the main arteries into Liverpool city centre.

Basement Cellar not inspected.

Ground Floor Shop: Main Sales Area, Kitchen/WC

First Floor Various Rooms

Outside Yard to rear

LOT

67

23/23a Walton Vale, Liverpool L9 4RE

*GUIDE PRICE £75,000+



- A freehold three storey mixed use property comprising a ground floor retail unit which is currently let. Planning permission to convert the first and second floors into 2 x 1 bedroomed flats and one studio flats. Planning for an extension to the rear for another one bedroomed flat.

Description A Freehold three storey mixed use property comprising a ground floor retail unit which is currently let by way of a six month rolling Lease currently producing a rental of £6,600 per annum. The property comes with the benefit of planning permission to convert the first and second floors into two one-bedroomed flats and one studio flat plus, which have a separate front entrance. There is also planning for an extension to the rear for another one bedroomed flat. Works to the top floor have been started but need completing and the property benefits from partial double glazing and electric roller shutters to the shop. Once converted and fully let the rental income would be approximately £25,000 per annum. Planning Reference No: 15F/2411. Plans are available from the Auctioneer's office.



Not to scale. For identification purposes only

Situated Fronting Walton Vale on a busy high street position amongst such multiples as Santander, The Money Shop, Home Bargains, Heron, Boots and Greggs approximately 4 miles from Liverpool city centre.

Lower Ground Floor Cellar (not inspected)

Ground Floor Shop Main Sales Area, Rear Room, Kitchen, WC

First Floor Separate Front Entrance. Small room to rear, two WCs, rear room, front room

Second Floor Two Rooms

Outside Yard to the rear.

Planning Ref
15F/2411

LOT
68**3 William Henry Street, Liverpool L3 8BB*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- Mixed use end of terrace property. Potential income £12,300 per annum.**

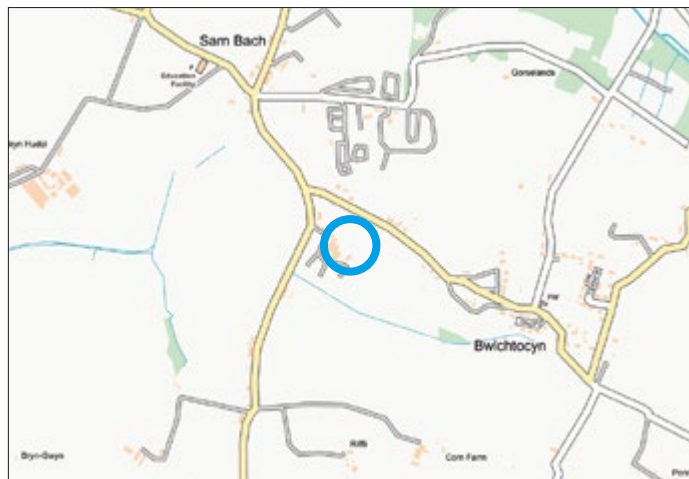
Description A two storey mixed use end of terrace property comprising a ground floor retail unit together with a two bedroomed self-contained flat above, accessed via its own separate side entrance. The ground floor benefits from A5 use and would be suitable as a Takeaway/Fish & Chip Shop. Works have commenced to the upper floors and are in good order suitable for immediate investment purposes following floor covering. When fully let the potential rental income would be approximately £12,300.00 per annum.

Situated Fronting William Henry Street off Soho Street which in turn is off Islington within walking distance to the Liverpool Royal Hospital, Universities and Liverpool city centre.

First Floor Hall, Kitchen, Lounge, Dining Room/Bedroom, Shower Room/WC.

Attic Room One Bedroom above.

Ground Floor Shop Main Sales Area, Rear Preparation Room, Kitchen, WC.

LOT
69**Bryn, Bwlchtocyn, Pwllheli, Gwynedd LL53 7BN*****GUIDE PRICE £200,000+**

Not to scale. For identification purposes only

- A two bedroomed detached bungalow, double glazing, electric heating, two conservatories, gardens and open countryside and sea views.**

Description A two bedroomed detached bungalow which is within walking distance of the beach and local village. The property is in good order throughout and benefits from double glazing, electric heating, two conservatories, gardens and open countryside and sea views. The property would be suitable for occupation or investment purposes.

Situated On the approach road leading to Bwlchtocyn on a private plot nearby to Abersoch village and amenities. Pwllheli train station is approximately 7 miles away.

Two Bedrooms, Bathroom/WC, Conservatory with open views

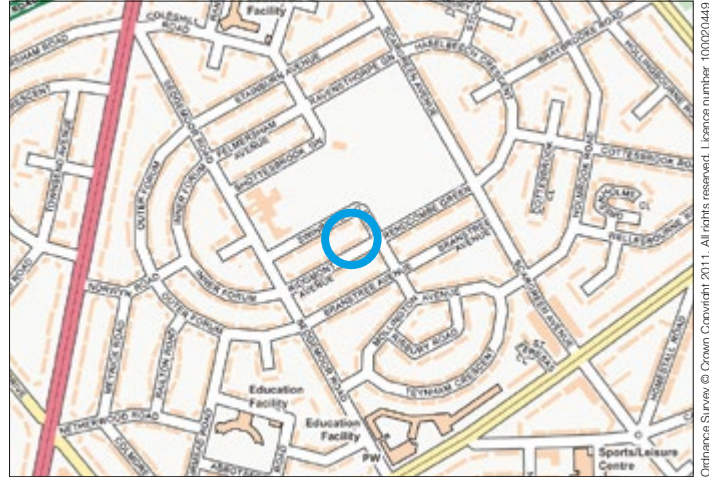
Outside Gardens to three sides with L shaped timber decking area, shed. Extensive off road parking.

Accommodation
Entrance Hall, Kitchen, Conservatory (used as a Breakfast/Dining Area), Lounge,

EPC Rating F

Joint Agent
Bridgfords

bridgfords

LOT
70**36 Swinbrook Green, Liverpool L11 3BX*****GUIDE PRICE £70,000+**

Not to scale. For identification purposes only

- **Residential investment producing a rental income of £7,800 per annum. Double glazing. Central heating. Front, side and rear gardens. Off road parking.**

Description A four bed roomed double fronted end town house property currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,800 per annum. The property benefits from double glazing, central heating, front, side and rear gardens and off road parking.

Situated Off Sedgemoor Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor Two Reception Rooms, Open Plan Kitchen/ Dining Room, WC

First Floor Four Bedrooms, One with En Suite, Bathroom/WC

Outside Gardens front, side and rear and off road parking.

LOT
71**22 Rockhouse Street, Liverpool L6 4AP*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **A three bed roomed middle terrace property. Double glazing and central heating.**

Description A three bed roomed middle terrace property which would be suitable for occupation or investment purposes following decoration. The potential rental income is approximately £6,000.00 per annum. The property benefits from double glazing and central heating.

Situated Off Rocky Lane in a popular and well established residential location within close proximity to Tuebrook shopping amenities, Newsham Park, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor Hall, Through Living Room/Dining Room, Kitchen, Shower Room/WC.

First Floor Three bedrooms.

Outside Rear Yard.

Joint Agent
Entwistle Green.



LOT
72**23 Holt Road, Kensington, Liverpool L7 2PL*****GUIDE PRICE £50,000+**

- **A two bedroomed middle terrace property. Double glazing and central heating.**

Description A two bedroomed middle terrace property benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes. If let to 3 tenants at £75 pppw the potential rental income would be approximately £11,700 per annum.



Not to scale. For identification purposes only

Situated Off Kensington High Street in a popular and well established residential location within close proximity to local amenities, The Royal Liverpool University Hospital and Liverpool Universities. Liverpool city centre is approximately 3 miles away.

Lounge, Dining Room, Kitchen, Utility Room.

First Floor Two bedrooms, Bathroom/WC.

Outside Rear Yard.

Joint Agent
Entwistle Green.



Basement Cellar. Not inspected.

Ground Floor Entrance Hall,

LOT
73**31 Somerset Road, Bootle, Merseyside L20 9BS*****GUIDE PRICE £49,000+**

- **Residential investment producing a rental income of £4,576 per annum. Double glazing. Central heating.**

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £4,576 per annum. The property benefits from double glazing and central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.



Not to scale. For identification purposes only

Situated Off Worcester Road in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Living Room, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
74**Land at 176 Boaler Street, Liverpool L6 6AD*****GUIDE PRICE £25,000+**

Not to scale. For identification purposes only

- **Land with planning permission to erect 2 x 2 bedroomed flats.**

Description A cleared site offered with the benefit of planning permission to erect a two storey building comprising 2 x 2 bedroomed self-contained flats. Planning application number 17F/2543.

Situated Fronting Boaler Street in a popular and well established residential location within close proximity to West Derby Road and Kensington High Street, local shopping amenities, schooling and approximately 3 miles from Liverpool city centre.

LOT
75**97-99 High Street, Wavertree, Liverpool L15 8HF*****GUIDE PRICE £125,000+**

Not to scale. For identification purposes only

- **Six bedroomed HMO currently producing in excess of £18,000 per annum. HMO compliant. Double glazing. Electric heating.**

Description A six bedroomed HMO Investment opportunity currently producing approximately £18,000 per annum A three storey semi-detached property converted to provide six bed sits benefiting from double glazing and electric heating. The property is HMO compliant and fully let by way of Assured Shorthold Tenancies.

Situated Fronting Picton High Street, opposite Picton clock in a very popular and well established residential location within close proximity to local amenities, Schooling and transport links.

Ground Floor Main Entrance Hallway, Shower/WC

Half Landing

One Room, Bathroom/WC

First Floor Communal Kitchen, three Rooms.

Second Floor Two Further Rooms.

LOT
76**Belle Vue Forge, Fall Ings Road, Wakefield, W. Yorkshire WF1 5EB**
***GUIDE PRICE £130,000+**

Not to scale. For identification purposes only

- A freehold cleared site approximately 2.44 acres which may be suitable for a number of uses subject to gaining any necessary consents.

Description A freehold cleared site approximately 2.44 acres which may be suitable for a number of uses subject to gaining any necessary consents. We believe all main services are available however purchasers should make their own enquiries. We are advised plans have been drawn to provide 34 dwellings comprising 10 two bed, 22 three bed and 2 four bed, however potential purchasers should make their own enquiries with the Local Authority.

Situated Off Doncaster Road (A638) near the River Calder and the Calder and Hebble Navigation canal and approximately 1.25 miles away from Wakefield city centre.

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LOT

77

ON BEHALF OF RECEIVERS

214-218 Rice Lane and 2D&E Parkinson Road, Liverpool L9 1DJ

*GUIDE PRICE £135,000+



- **Commercial investment producing in excess of £22,000 per annum.**

Description Commercial Investment, currently producing in excess of £21,600 per annum. A Freehold four storey parade comprising four ground floor retail units which are all currently let producing circa £21,600 per annum. The property benefits from double glazing and roller shutters. The upper floors have been sold off separately by way of long leaseholds but still receive a ground rent income of £900 per annum and will be offered separately as the next lot.

Situated Fronting Rice Lane in a popular and well established location close to local amenities and approximately 3.5 miles from Liverpool city centre.

Ground Floor Unit 2D & E (Triptrans Ltd)
Main trading room, three rear rooms, two WCs

No 218 (Hair Studio 7)
Main sales area, WC

216 (Orchid Spa & Massage)

Main sales area, Kitchen, WC, two massage rooms.

214A (Bronze Tanning and Beauty)

Main sales area, four Beauty/Tanning Rooms, WC



Not to scale. For identification purposes only

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UNIT	TENANT	RENT P/A
2d & 2e Parkinson street	Triptrans Ltd	£6300
218 Rice Lane	Hair Studio 7	£4,500
216 Rice Lane	Orchid Spa and Massage	£5,400
214 Rice Lane	Bronze Tanning and Beauty	£5,400
Total		£21,600 pa

LOT
78

ON BEHALF OF RECEIVERS

Ground Rents 214–218 Rice Lane and 2D&E Parkinson Road, L9 1DJ
*GUIDE PRICE £15,000+

- **Freehold ground rents currently producing £900 per annum.**

Description Freehold ground rents for the 9 flats at 214–218 Rice lane and 2D & E Parkinson Street producing an income in excess of £900 per annum.



Not to scale. For identification purposes only

Situated Fronting Rice Lane in a popular and well established location close to local amenities and approximately 3.5 miles from Liverpool city centre.

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LOT
79**111 Beatrice Street, Bootle, Merseyside L20 2EG**
*GUIDE PRICE £45,000+

- **Two bedroom mid terrace. Double glazing. Central heating. Recently refurbished.**

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. The property has been recently refurbished to include a new kitchen and bathroom, newly decorated throughout and new carpets. The property is in good condition and would be suitable for immediate investment with a potential rental income in excess of £5700.00 per annum.



Not to scale. For identification purposes only

Situated Between Hawthorne Road and Stanley Road within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Living Room, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

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LOT

80

1 Grange Road West, Birkenhead, Merseyside CH41 4BY***GUIDE PRICE £35,000+**

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Not to scale. For identification purposes only

- **Vacant commercial unit. Newly refurbished. Electric roller shutters.**

Description A vacant self-contained ground floor retail unit within a three storey property benefiting from electric roller shutters. The property has been refurbished and would be suitable for occupation with a potential rental income in excess of £5,200 per annum. The upper floors have been sold off separately and are not included in the sale.

Situated Fronting Grange Road West in a prominent main road position within walking distance of Birkenhead town centre amenities.

Basement Two Rooms.

Ground Floor Main Sales Area, Kitchenette, WC.

LOT

81

Beach Hut 2, Porth Mawr, Main Beach, Abersoch, Pwllheli LL53 7EY***GUIDE PRICE £140,000+**

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Not to scale. For identification purposes only

- **Iconic freehold beach hut on the Abersoch main beach. The hut benefits from corrugated sheeting, double wooden doors and wooden steps to door entry.**

Description An ideal opportunity to acquire an iconic freehold beach hut on the Abersoch main beach. The hut measures 9' x 8'2" and benefits from corrugated sheeting, double wooden doors and wooden steps to door entry. The hut is serviceable but may need renewing in the near future. Prospective bidders should note that local planning policies prohibit the connection of any main services including water, drainage or electricity. The beach hut cannot be slept in overnight and is purely for leisure purposes only.

Situated The hut is No 2 and is the second hut along to the left of the main launching slipway if approaching from the direction of the golf club car park.

Note Viewing is by external inspection.

Joint Agent
Beresford Adams

**Beresford
Adams**

LOT
82

ON BEHALF OF A HOUSING ASSOCIATION

182 Litherland Road, Bootle, Merseyside L20 5EQ***GUIDE PRICE £40,000+**

- **Three bedroom mid terrace. Double glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Linacre Lane in a popular and well established residential location close to local amenities and approximately 4 miles from Liverpool city centre.

Outside Rear Yard.

Ground Floor Vestibule, Hall, Lounge, Dining room, Kitchen/Breakfast room.

First Floor Three Bedrooms, Bathroom/WC.

LOT
83**7 Fifth Avenue, Liverpool L9 9DT*****GUIDE PRICE £60,000+**

- **A three bed mid terraced. Double glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for resale, occupation or investment purposes.



Not to scale. For identification purposes only

Situated Off Longmoor Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three bedrooms, Bathroom/WC.

LOT

84

Land at 183–185 Duke Street, Liverpool L1 4JS

*GUIDE PRICE £450,000+



- A plot of land benefiting from full planning permission.

Description A plot of land benefiting from planning permission granted on 18th October 2017 to erect a four storey building consisting of a commercial unit (uses within classes A1, A2, A3, D1) to the ground and lower ground floors and three five-bedroomed apartments (uses within class C3, C4) to the first, second and third floors. Plans can be found on the council website using the planning reference: 17F/1294. The potential rental income after works have been completed is between £129,600–£143,900 per annum. These rental values have been quoted to the vendor and a copy of the letter is provided within the legal pack. The buyer also has the option to purchase the selling company which holds the asset, therefore saving on SDLT.

Situated The site is well located in the heart of Liverpool city centre on the north side of Duke Street close to its junction with Berry Street. Numerous multiples occupy nearby properties and the open spaces of St James Mount & Gardens are a short walk away. Transport links are provided by Liverpool Central rail station.

Proposed Accommodation

Lower Ground Floor Retail Unit (150 sq m)
Restaurant Area (Approx 50 Covers), Waiter Station, Store Room, Plant Room, three WCs.

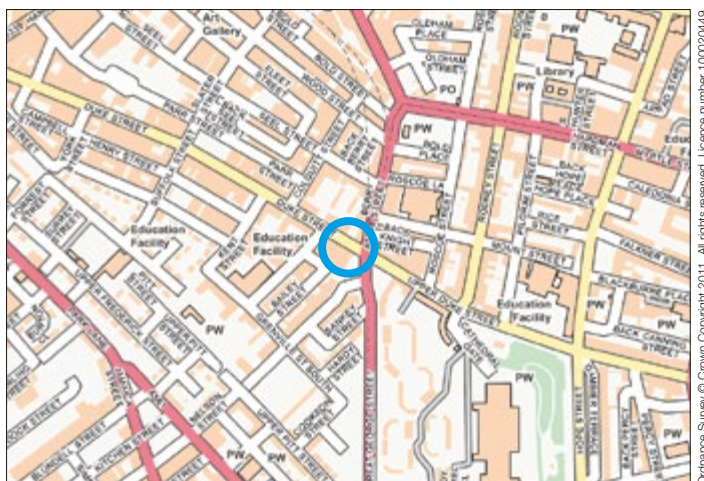
Ground Floor Retail Unit (160 sq m)
Cafe/Bar/Retail Area, Kitchen, WC, Store Room.

First Floor Flat (131 sq m)
Reception Room/Dining Area, Kitchen, Five Bedrooms Each with En-Suite Shower Rooms.

Second Floor Flat (131 sq m)
Reception Room/Dining Area, Kitchen, Five Bedrooms Each with En-Suite Shower Rooms.



Third Floor Flat (131 sq m)
Reception Room/Dining Area, Kitchen, Five Bedrooms Each with En-Suite Shower Rooms.



Not to scale. For identification purposes only

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LOT
85**53 Roby Street, St. Helens, Merseyside WA10 3JE*****GUIDE PRICE £65,000+**

- **A three bed end terrace. Double glazing. Central heating. Detached garage.**

Description A spacious three bedroomed end terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes. The potential rental income is approximately £6600.00 per annum.



Not to scale. For identification purposes only

Situated Off Prescott Road (A58) and on the corner of Dorset Road in a popular residential location within close proximity to local amenities, Thatto Heath Train Station and approximately 1 mile from St. Helens town centre.

First Floor Three bedrooms, Bathroom/WC.

Outside Courtyard to the rear. Single Garage.

Joint Agent
Entwistle Green.



Ground Floor Entrance Hall, Lounge, Dining Room, Kitchen, WC.

LOT
86**71 Cambridge Road, Bootle, Merseyside L20 9LF*****GUIDE PRICE £45,000+**

- **A three bed mid terrace. Double glazing. Central heating. Good condition.**

Description A three bedroomed mid terraced property benefiting from double glazing and central heating. The property has been fully refurbished to include a new kitchen, decoration and carpeting throughout. The property would be suitable for occupation or investment purposes with a potential rental income in excess of £5,400 per annum.



Not to scale. For identification purposes only

Situated Off Gonville Road which in turn is off Hawthorne Road within close proximity to local amenities and Kirkdale train station. Approximately 2 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen.

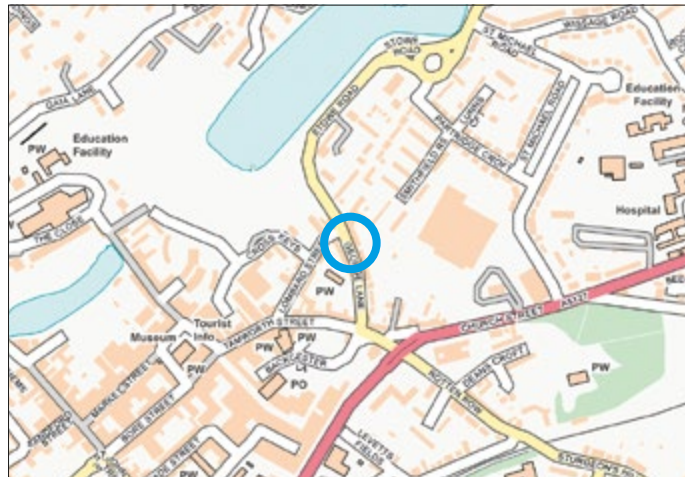
First Floor Three bedrooms, Bathroom/WC.

LOT

87

4 Stowe Street, Lichfield, Staffordshire WS13 6AQ

*GUIDE PRICE £145,000+



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Not to scale. For identification purposes only

- A two bed mid terrace. Double glazing. Central heating.

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated Off Stowe Road in the centre of Lichfield in a popular residential location and close to Stowe Pool and local amenities.

Outside Yard to the rear.

EPC Rating D

Basement Cellar

Ground Floor Lounge, Dining Room, Kitchen.

First Floor Two bedrooms, Bathroom/WC.

LOT

88

11 Heathbank Avenue, Wallasey, Merseyside CH44 3AS

*GUIDE PRICE £95,000+



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Not to scale. For identification purposes only

- A four bedroomed semi detached property. Double glazing and central heating.

Description A four bedroomed semi-detached property benefiting from double glazing, central heating, rear garden and driveway. Following refurbishment and modernisation the property would be suitable for occupation, re-sale or investment purposes. The property is suitable for cash purchase only.

Situated Off Station Road which is close to Mill Lane (A5088) in a popular and well established

residential location within close proximity to local amenities, schooling and public transport.

Ground Floor Porch Entrance, Lounge, Kitchen/Dining Room, Utility Room, WC.

First Floor Three bedrooms, Bathroom/WC.

Second Floor Bedroom with ensuite shower room/WC.

Outside Driveway, Rear Garden.

Note The seller has no personal knowledge of this property. The seller is unable to sell this property to any person who may be employed by it, any of its associated companies, the auctioneers or selling agents or this firm, or is related to any person so employed.

EPC Rating E.

LOT
89**2 Primrose Court, Huyton, Liverpool L36 8DH*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- **Residential investment producing £6,000 per annum. Double glazing. Central heating. Gardens front and rear.**

Description A three bedroomed modern detached property benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,000 per annum.

Situated The property is situated on a new build estate between Primrose Drive and Hillside Avenue, a few minutes away from the M57 motorway. Local amenities and schools are close by and Liverpool city centre is approximately 7 miles away.

Ground Floor Reception Room, Lounge, Kitchen/Dinner, Utility Room, WC

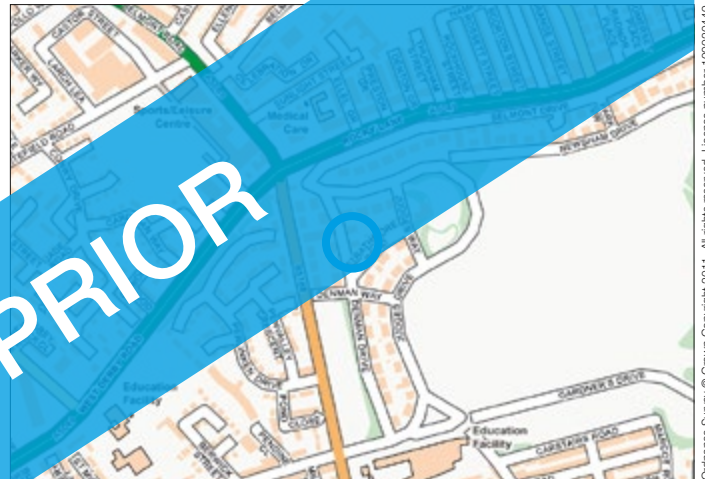
First Floor Three Bedrooms (one with en suite), Family Bathroom/WC

Outside Gardens to the front and rear

Note Please note that Sutton Kersh has not inspected the property internally and all details have been provided by the Vendor.

LOT
90

ON BEHALF OF A HOUSING ASSOCIATION

1 Denman Drive, Liverpool L6 7UE***GUIDE PRICE £200,000+**

Not to scale. For identification purposes only

- **Three storey detached converted to provide two self contained flats. Double glazing. Central heating.**

Description A three storey detached property converted to provide two four-bedroomed self-contained flats, benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once upgraded would be suitable for investment purposes or HMO conversion, subject to gaining the necessary consents. The property would be suitable for cash purchase only.

Situated Off Gardners Drive opposite Newsham Park in a

popular and well established residential location within close

proximity to local amenities and approximately 2 miles from Liverpool city centre.

Lower Ground Floor Basement Not inspected

Ground Floor Main Entrance Hallway **Flat 1** Hall, Lounge, Kitchen/Diner **Flat 2** Hall, Lounge, Kitchen/Diner, Shower Room/WC, Reception Room

First Floor Flat 1 Two Bedrooms, Bathroom/WC **Flat 2** Two Bedrooms, Bathroom/WC

Second Floor Flat 1 Two Further Bedrooms, WC. **Flat 2** Two Further Bedrooms, WC.

Outside Communal Parking and Gardens

LOT

91

336 Wigan Road, Westhoughton, Bolton BL5 2AR

*GUIDE PRICE £70,000+



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- **A two bedroomed middle terrace property. Double glazing. Central heating.**

Description A two bedroomed middle terrace property which following refurbishment and modernisation would be suitable for investment purposes. The property benefits from double glazing and central heating.

Situated Fronting Wigan Road (A58) in a popular and well established residential location within close proximity to local amenities.

Outside Yard to rear.

Note Lease details 999 years from 1 May 1902

Ground Floor Porch, Lounge, Dining Room, Kitchen.

First Floor Landing, two Bedrooms, Bathroom/WC.

LOT

92

26 Haseley Road, Birmingham B21 0QU

*GUIDE PRICE £90,000+



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- **A two bed end terraced property. Double glazing. Central heating.**

Description A two bedroomed end of terrace property which following a full upgrade and refurbishment would be suitable for investment purposes. Double glazing and central heating.

Situated Off Boulton Road (A4040) in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

Outside Front Forecourt Garden, Small Rear Yard.

Ground Floor Two Reception Rooms, Kitchen.

First Floor Two bedrooms, Bathroom/WC.

LOT
93**14 Grafton Street, Blackpool FY1 3RE*****GUIDE PRICE £45,000+**

- **A two bedroomed middle terrace property. Double glazing. Central heating.**

Description A two bedroomed middle terrace property which following refurbishment would be suitable for occupation or investment purposes. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated The property is located close to Blackpool town centre, local amenities and transport links including Blackpool North Train Station.

Outside Rear Yard.

EPC Rating E.

Ground Floor Lounge, Kitchen, WC.

First Floor Two bedrooms, Bathroom/WC.

LOT
94**38 Orwell Road, Liverpool L4 1RQ*****GUIDE PRICE £40,000+**

- **Residential investment producing £5,640.00 per annum.**

Description A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £5,640.00 per annum. The property is in good order throughout and benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Just off Stanley Road in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

EPC Rating E

Ground Floor Entrance Hall, Through Lounge/Dining Room, Kitchen

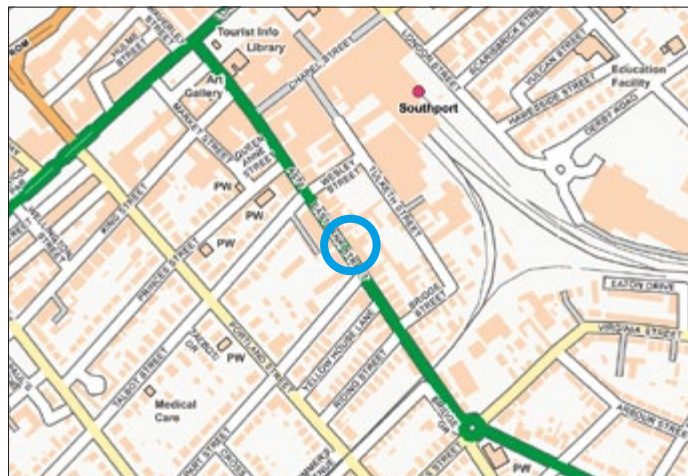
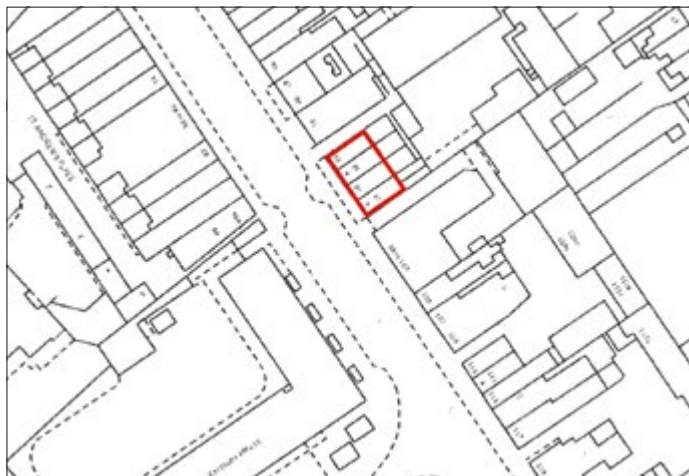
First Floor Two bedrooms, Bathroom/WC

LOT

95

Ground Rents 93a, 95b, 97a & 97c Eastbank St, Southport PR8 1DG

*GUIDE PRICE £3,000–£4,000



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- Freehold ground rents at 93a, 95b, 97a and 97c Eastbank Street, Southport, which are all let for 999 years from 1st January 2006 and produce a ground rent of £100 per annum.

Description Freehold ground rents at 93a, 95b, 97a and 97c Eastbank Street, Southport, which are all let for 999 years from 1st January 2006 and produce a ground rent of £400.00 per annum. VAT is payable on top of the purchase price.

Not to scale. For identification purposes only

Situated Fronting Eastbank Street in a popular and well established location in Southport town centre close to local amenities.

PLEASE NOTE

Legal packs are available to download via the website

www.suttonkersh.co.uk and will only be available prior to the auction. They will not be available once the auction has started.

0151 207 6315

auctions@suttonkersh.co.uk



LOT
96**30 Lynwood Avenue, Aughton, Ormskirk, Lancashire L39 5BB**
***GUIDE PRICE £472,500+**

- **A five bed roomed detached property. Double glazing. Central heating. Driveway and gardens.**

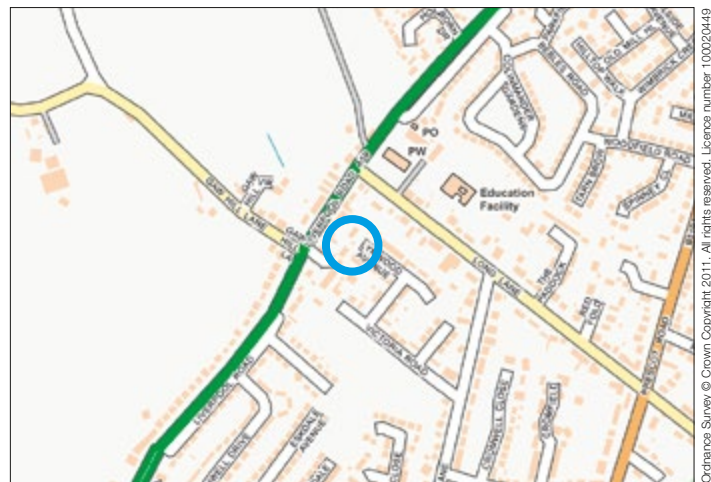
Description A substantial five bed roomed detached property which has been designed and modernised to the highest standard. The property is immaculately presented throughout and boasts 3,500sq ft of living space. The property benefits from double glazing, central heating, gated driveway and gardens and would make an excellent family home.

Situated On a secluded plot within the sought after location of Aughton, the property is close to all local amenities, public transport, schooling and Universities.

Ground Floor Porch Entrance, Reception Hallway, Lounge/Dining Room, Play Room, Sitting Room, WC, Kitchen/Breakfast Room, Bar, Snooker Room, Utility Room, WC, and Garage which is currently used as a Cinema Room.

First Floor Gallery Landing, Master Bedroom with En-Suite, four Bedrooms, Bathroom/WC, Study.

Outside Gated Driveway, Rear Gardens.



Not to scale. For identification purposes only



LOT

97

ON BEHALF OF A HOUSING ASSOCIATION

23 Webster Road, Liverpool L7 6NY

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Three bedroom end of terrace. Double glazing. Central heating.**

Description A three bedroomed end of terraced property benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once upgraded would be suitable for investment purposes. This property would be suitable for cash purchase only.

Situated Off Lawrence Road in an established residential location within close proximity to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT

98

ON BEHALF OF A HOUSING ASSOCIATION

551 Southport Road, Bootle, Merseyside L20 0DE

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A three bedroomed mid town house. Double glazing. Central heating. Gardens. Driveway.**

Description A vacant three bedroomed middle town house benefiting from double glazing, central heating and gardens. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes.

Situated Fronting Southport Road at its junction with Linacre Lane in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

First Floor Three bedrooms, Bathroom, Separate WC.

Outside Front and Rear Gardens.

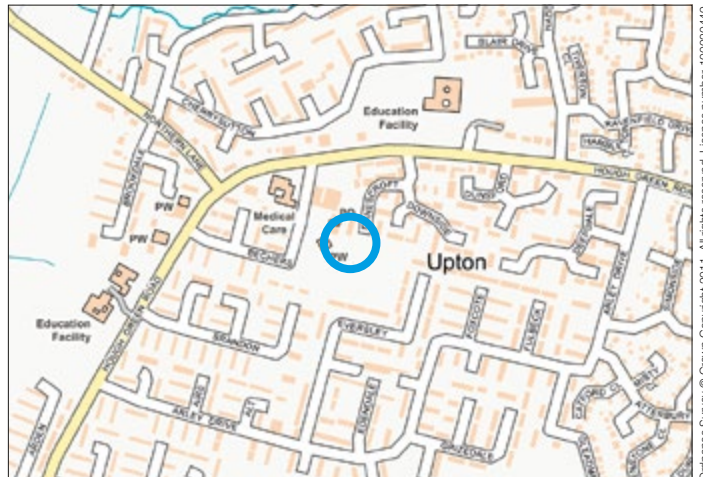
Note Suitable for cash buyers only.

Ground Floor Hall, Living Room, Kitchen, Dining Room.

LOT
99**4 Danescroft, Widnes, Cheshire WA8 4NS*****GUIDE PRICE £65,000+**

- **Vacant commercial unit.**

Description A vacant single storey retail unit approximately 812 sq ft which forms part of a parade of six units. The potential rental income is approximately £8,000 per annum. The property was previously used as a Chemist, however would be suitable for a number of uses subject to any necessary consents.



Not to scale. For identification purposes only

Situated Fronting Danescroft close to Hough Green Road in a popular and well established location within close proximity to local amenities, public transport and schooling.

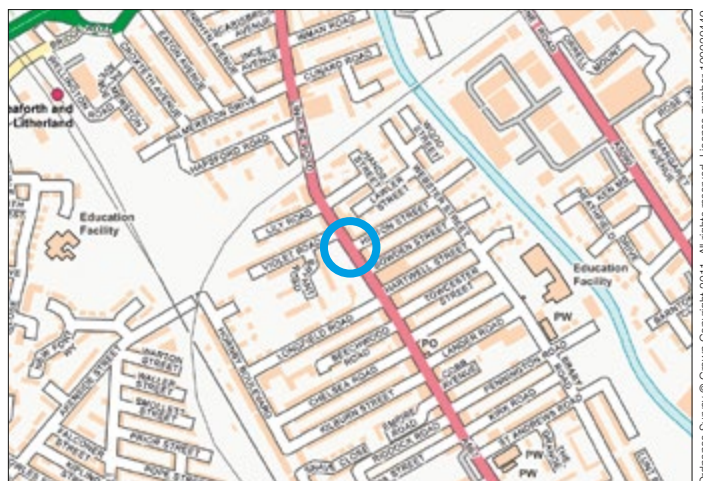
Ground Floor Gross Frontage 8.9m (29'3") Net Frontage 8.0m (26'3")

Shop Depth 8.9m (29'3")

LOT
100**99-101 Linacre Road, Liverpool L21 8NS*****GUIDE PRICE £80,000+**

- **A three storey mixed use property providing a retail unit together with 2 x 2 bed flats above.**

Description A three storey mixed use property comprising a pair of interconnecting ground floor retail units together with 2 x 2 bed roomed flats to the first and second floors. Works have commenced to the flats to include replastering throughout, double glazing and new kitchens. Once the works have been finished and the services are connected the property would be suitable for investment purposes. The flats are currently accessed through the shop and to the rear. Once fully let the potential rental income is approximately £18,500 per annum.



Not to scale. For identification purposes only

Situated Fronting Linacre Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor Shop Two Interconnecting units, two rear rooms, WC.

First Floor Flat 1 Lounge, Kitchen, two Bedrooms, Bathroom/WC (no fittings).

Second Floor Flat 2 Lounge, Kitchen, two Bedrooms, Bathroom/WC (no fittings).

Outside Yard to the rear.

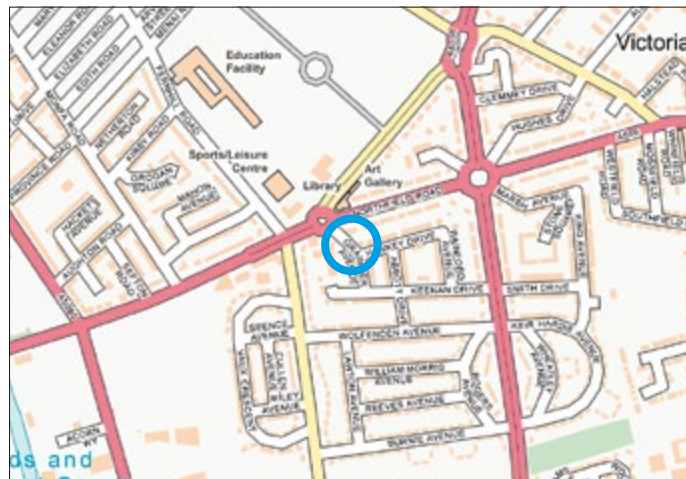
LOT

101

ON BEHALF OF A HOUSING ASSOCIATION

12 Northfield Road, Bootle, Merseyside L20 0AF

*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- **A three bedroomed end town house. Double glazing. Gardens.**

Description A vacant three bedroomed end town house benefiting from double glazing and gardens. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. Please note this property is a cash buy only.

Situated Fronting Northfield Road (A566) at its junction with Grainger Avenue in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

First Floor Three bedrooms, Bathroom, Separate WC.

Outside Front and Rear Gardens.

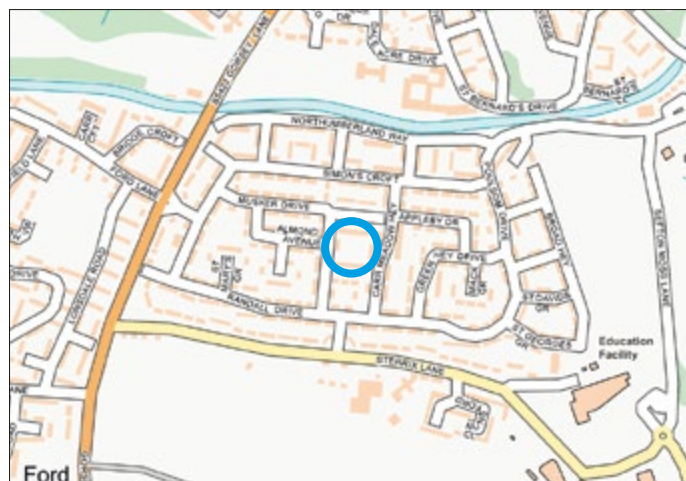
Ground Floor Hall, Living Room, Kitchen, Bathroom/WC, Utility Room.

LOT

102

8 Buckingham Close, Bootle, Merseyside L30 2PL

*GUIDE PRICE £60,000–£65,000



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Not to scale. For identification purposes only

- **A three bedroomed middle terrace property. Central heating.**

Description A vacant three bedroomed middle terrace property benefiting from central heating. The property is in need of a full upgrade and refurbishment scheme following which the property would be suitable for occupation or investment purposes with a potential rental income of £7,200.00 per annum.

Situated Off Musker Drive close to Gorsey Lane within a popular and well established residential location within close proximity to local shopping amenities, schooling, public transport and approximately 6 miles from Liverpool city centre.

First Floor Three bedrooms, Bathroom/WC.

Outside Front & Rear Gardens.

Ground Floor Vestibule, Lounge, Kitchen/Diner.

LOT

103

27 Gentwood Road, Liverpool L36 2QH

*GUIDE PRICE £47,500+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £5,096 per annum. Double glazing. Central heating.**

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £5,096 per annum and benefits from double glazing and central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Kingsway which is in turn off Liverpool Road (A57) in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor Living Room, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

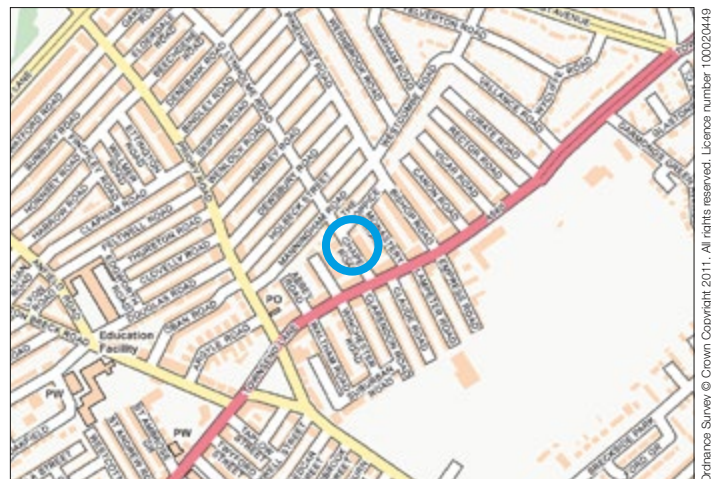
Outside Yard to the rear.

LOT

104

24 Chapel Road, Anfield, Liverpool L6 0AU

*GUIDE PRICE £20,000+



Not to scale. For identification purposes only

- **A three bedroomed end of terrace property. Central heating.**

Description A three bedroomed end of terrace property benefiting from partial double glazing. Following an upgrade and scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £6000.00 per annum.

Situated Off Townsend Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor Hall, Through Living Room/Dining Room, Kitchen.

First Floor Three bedrooms, Bathroom/WC.

Second Floor One attic room above.

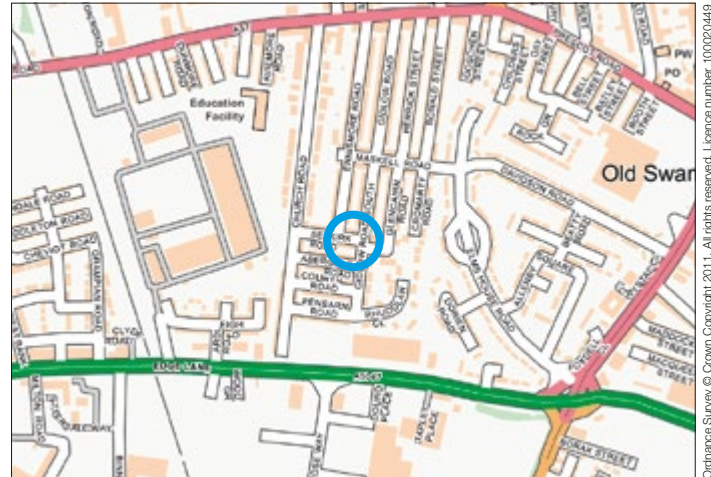
Outside Rear Yard.

LOT

105

19 Selkirk Road, Liverpool L13 2AP

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A residential investment producing £6,600.00 per annum. Double glazing, central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,600.00 per annum.

Situated Off Church Road in a popular residential location within close proximity to Edge Lane amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Rear yard.

Joint Agent
Atlas Estates



Ground Floor Vestibule, Hall, Lounge, Dining Room, Kitchen.

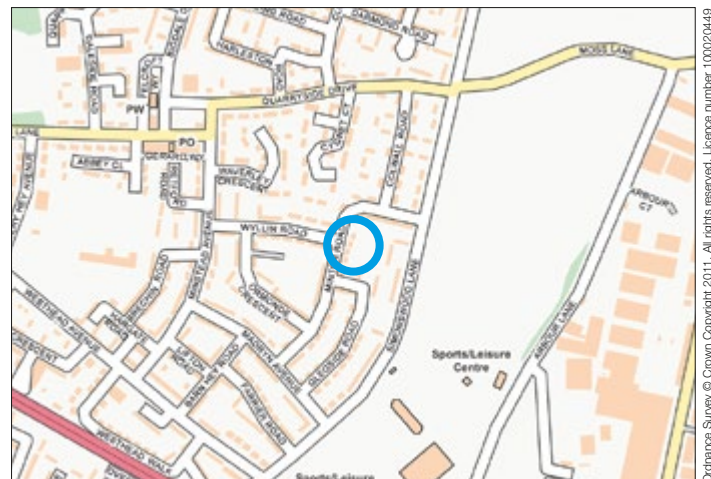
First Floor Three bedrooms, Bathroom/WC.

LOT

106

Land at Minton Road, Kirkby, Liverpool L33 5XQ

*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

- **Vacant plot of land with development potential.**

Description A vacant plot of land with development potential. The land would be suitable for a number of uses, subject to any necessary planning consents. Plans have been drawn up for the erection of four semi-detached dwellings and are available to view at the auctioneer's office. We have been advised there is possible potential for the erection of 12 units subject to gaining the necessary consents and purchasers are advised to make their own enquiries. There is a small piece of land belonging to the Council to form part of the development and could be purchased separately, potential purchasers should enquire with the Council directly.

Situated Off Simonswood Lane in a popular and well established residential location within close proximity to local amenities and schooling.

Note We believe that all main services are available however potential purchasers should make their own further enquiries.

ON BEHALF OF A HOUSING ASSOCIATION

LOT

107

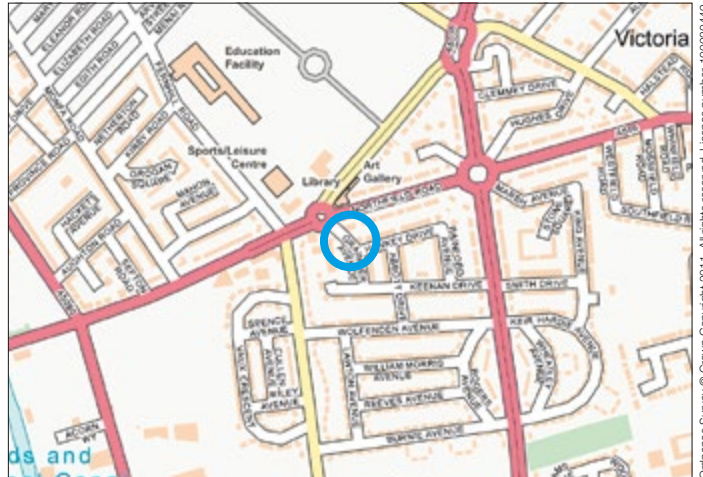
10 Northfield Road, Bootle, Merseyside L20 0AF

*GUIDE PRICE £35,000+



- A three bedroomed mid town house. Double glazing. Central heating. Gardens.

Description A vacant three bedroomed middle town house benefiting from double glazing, central heating and gardens. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. Please note this property is a cash buy only.



Not to scale. For identification purposes only

Situated Fronting Northfield Road (A566) at the Fernhill Road junction in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

First Floor Three bedrooms, Bathroom, Separate WC.

Outside Front and Rear Gardens.

Ground Floor Hall, Cloakroom, Living Room, Kitchen, Dining Room.

LOT

108

59 Handfield Street, Liverpool L5 6PE

*GUIDE PRICE £40,000+



- Residential investment producing a rental income of £5,400 per annum. Double glazing. Central heating.

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum.



Not to scale. For identification purposes only

Situated Off Breckfield Road North close to local amenities in a popular and well established residential location approximately 3 miles from Liverpool city centre.

Outside Yard to the rear

Note Please note that Sutton Kersh have not internally inspected the property.

Ground Floor Through Lounge/ Diner, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT

109

372 Prescott Road, Old Swan, Liverpool L13 3AP

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Six bedroomed three storey middle terraced property, partially let producing an income of approximately £14,400.00pa, with a potential rental income of approximately £18,000pa.**

Description A six bedroomed three storey middle terraced property benefiting from new UPVC double glazed windows throughout, new gas boiler, central heating, 3 new bathrooms and a large modern kitchen. The property has recently been refurbished and is fully HMO compliant. The property will be sold fully furnished. The property is currently partially let producing an income of approximately £14,400.00pa. When fully let the potential rental income is approximately £18,000pa.

Situated Fronting Prescott Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor Two Letting Rooms, Bathroom/WC, Shower Room/WC.

Second Floor Letting Room.

Outside Yard to the rear.

Ground Floor Hall, Communal Lounge, Kitchen, Utility/Breakfast Room, three Letting Rooms (one with en-suite)

LOT

110

ON BEHALF OF A HOUSING ASSOCIATION

545 Southport Road, Bootle, Merseyside L20 0DE

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A three bedroomed mid town house. Double glazing. Central heating. Gardens. Driveway.**

Description A vacant three bedroomed middle town house benefiting from double glazing, central heating, gardens and driveway. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes.

Situated Fronting Southport Road at its junction with Linacre Lane in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

First Floor Three bedrooms, Bathroom/WC.

Outside Front and Rear Gardens.

Note Suitable for cash buyers only.

Ground Floor Hall, Through Living Room/Dining Room, Kitchen, Cloakroom.

LOT

111

16 & 16a George Arthur Road, Birmingham B8 1LW

*GUIDE PRICE £95,000+



- A middle terrace property converted to provide two one-bedroomed flats.

Description A middle terrace property which has been converted to provide two one-bedroomed flats which benefit from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Alum Rock Road in a popular residential area within close proximity to local amenities and approximately 5 mile from Birmingham city centre.

First Floor (Accessed via a separate entrance)
Hall, Landing, Bedroom, Living Room, Kitchen, Bathroom/WC.

Outside Rear Yard.

Ground Floor Main Entrance Hallway.

Flat Hall, Bedroom, Living Room, Kitchen, Bathroom/WC.

LOT

112

21 Cumberland Avenue, Sefton Park, Liverpool L17 2AQ

*GUIDE PRICE £175,000+



- A double fronted middle terraced property converted to provide 4 x 1 bedroomed self contained flats. Producing approximately £10,800 per annum.

Description A double fronted middle terraced property converted to provide four one-bedroomed self contained flats. All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £10,800 per annum. Following an upgrade and scheme of refurbishment works the property would be suitable for sale as individual units or private let with a potential rental income of £30,000 per annum.



Not to scale. For identification purposes only

Situated Off Ulllet Road in a sought after location within walking distance to Sefton Park, local amenities and Schooling. Liverpool City Centre is approximately 3 miles away.

Flat L Lounge, Bedroom, Kitchen, Bathroom/WC

First Floor Flat O Lounge, Bedroom, Kitchen, Bathroom/WC

Ground Floor Main Entrance Hallway

Flat N Lounge, Bedroom, Kitchen, Bathroom, Separate WC

Flat M Lounge, Bedroom, Kitchen, Bathroom, Separate WC

Outside Gardens to the front and rear

LOT

113

Land at Abbeystead, Skelmersdale, Lancashire WN8 9LP

*GUIDE PRICE £120,000+



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Not to scale. For identification purposes only

- A piece of land with planning permission to erect six three-bedroomed semi detached houses with associated parking and gardens.

Description A piece of land benefiting from planning permission to erect six three-bedroomed semi detached houses with associated parking and gardens. The site extends to approximately 1030sq ft. Planning reference number 2017/1056/FUL.

Situated Off Gillibrands Road in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

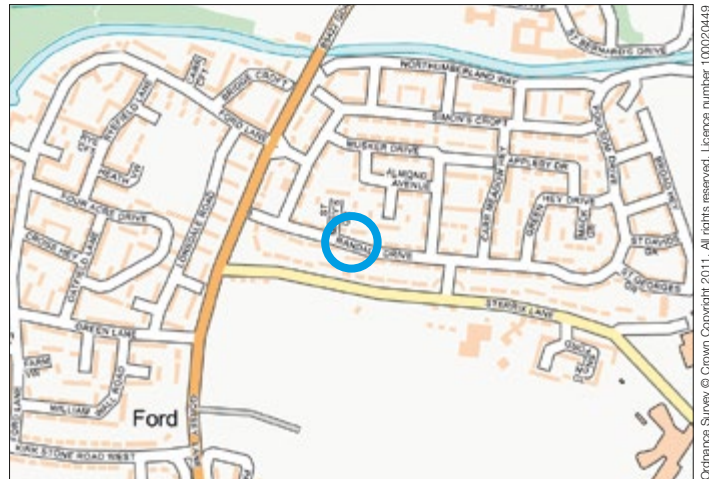
Note There is no section 106 or CIL payment required, and planning conditions have been discharged. There is no suds strategy required. The site is ready for immediate development.

LOT

114

36 Randall Drive, Bootle, Merseyside L30 2PD

*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- A three bedroomed end town house. Double glazing. Central heating. Gardens.

Description A vacant three bedroomed end town house benefiting from double glazing, central heating and gardens. Following modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £7,200.00 per annum.

Situated Off Sterrix Avenue which in turn is off Sterrix Lane within close proximity to local amenities, schooling and transport links and is approximately 7 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens.

LOT

115

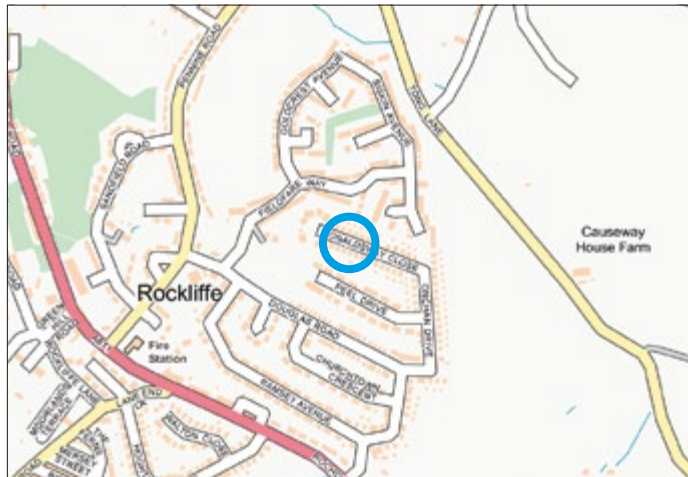
22 Ronaldsway Close, Bacup, Lancashire OL13 9PY

*GUIDE PRICE £134,000+



- **Four bed detached property. Double glazing. Central heating. Front and rear gardens.**

Description A four bedroomed detached property benefiting from double glazing, central heating, a conservatory, double garage, front and rear gardens and driveway. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.



Not to scale. For identification purposes only

Situated Off Onchan Drive which in turn is off Douglas Road in a popular residential location approximately 1 mile from Bacup town centre.

Ground Floor Hall, Lounge, Kitchen/Breakfast Room, Dining Room, Cloakroom/WC.

First Floor Master Bedroom with en-suite, three Bedrooms, Bathroom/WC.

Outside Driveway, front and rear gardens, double garage.

EPC Rating D

LOT

116

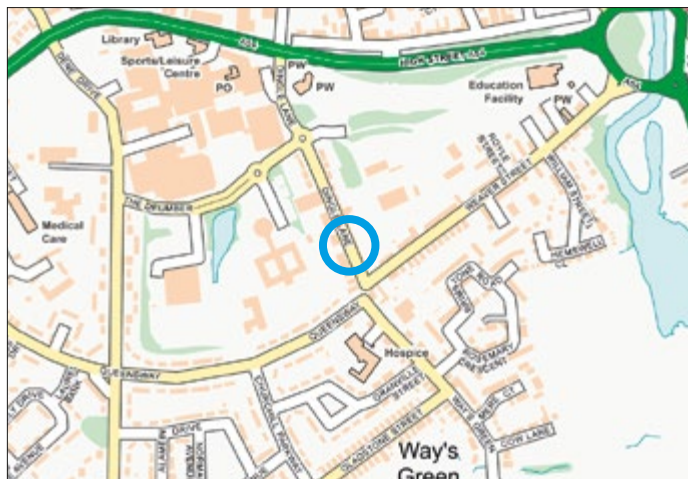
141 Dingle Lane, Winsford, Cheshire. CW7 1AA

*GUIDE PRICE £90,000+



- **Three bed mid terraced. Double glazing. Central heating.**

Description A three bedroomed mid terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

Situated Off High Street (A54) in a popular residential location a short walk from Winsford town centre.

Ground Floor Lounge, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to rear

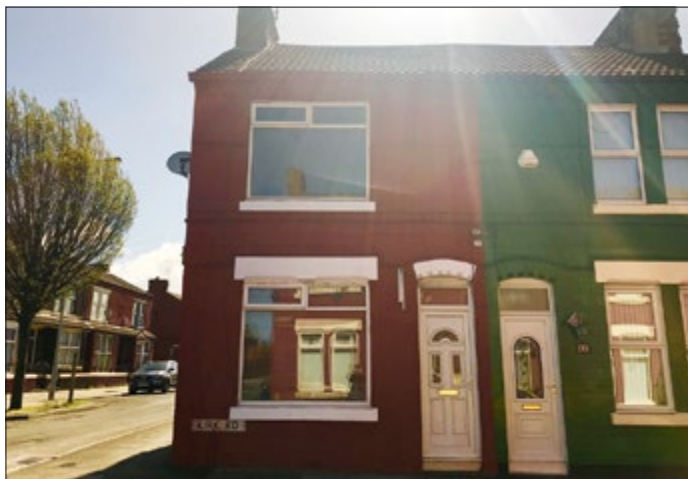
EPC Rating E

LOT

117

64 Kirk Road, Litherland, Liverpool L21 8HX

*GUIDE PRICE £40,000+



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- **Two bed end terrace. Double glazing. Central heating.**

Description A two bedroomed end terrace property benefiting from double glazing and central heating. The property has been fully refurbished throughout and would be suitable for immediate investment purposes with a potential income in excess of £5,400 per annum.

Situated Between Stanley Road and Braby Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Outside Rear yard with double gate access to side.

Ground Floor Vestibule, Through Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Now accepting instructions for
our 19 July 2018 auction
Closing date 22 June



James Kersh MRICS james@suttonkersh.co.uk

Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk

0151 207 6315

LOT

118**Former Yates Wine Lodge, Oliver Street, Birkenhead CH41 6EJ*****GUIDE PRICE £300,000+**

- **Substantial two storey detached building previously used as Yates.**

Description A substantial two storey detached property which was purpose built as a Yates Wine Lodge circa 1990. The property comprises two separate but interconnecting bar areas to the ground floor, along with a mezzanine floor area within the main public bar. To the rear of the property is an enclosed yard/beer garden. The property would be suitable for a variety of uses, to include residential redevelopment, subject to any necessary consents.

Situated In a prominent position at the junction of Exmouth Street in Birkenhead Town Centre, adjacent to Asda Supermarket and McDonalds.

Ground Floor Two Bars, Mezzanine Area.

Outside Rear Yard/Beer Garden.

VAT

Please note that VAT is applicable to the purchase price.



Not to scale. For identification purposes only

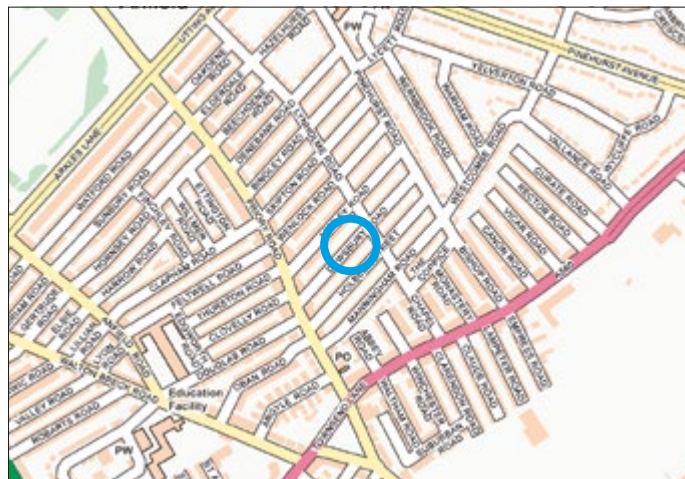


LOT

119

53 Dewsbury Road, Liverpool L4 2XE

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **A two bedroomed middle terrace, double glazing and central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment, the property would be suitable for investment purposes. The potential rental income when let is approximately £5,400.00 per annum.

Situated Off Priory Road in an established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor Lounge, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

Merseyside's leading property auctioneers

2005–2017

5,859 properties sold

Over £325 million raised



James Kersh MRICS james@suttonkersh.co.uk

Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk

0151 207 6315

LOT

120

Flats 31–37 Warbreck Moor, Liverpool L9 4RW

*GUIDE PRICE £175,000+



- **Six self-contained flats (4 × 2 bed and 2 × 1 bed) arranged over first and second floors. Fully refurbished including new kitchens and bathroom suites, double glazing, central heating.**

Description The property comprises six self-contained flats (4 × 2 bed and 2 × 1 bed) arranged over first and second floors. All of the flats have been fully refurbished throughout to include new kitchen and bathroom suites, double glazing and central heating. One flat is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. When fully let the potential rental income is in excess of £30,000 per annum. Please note the ground floor retail unit has been sold off separately and is not included in the sale.

Situated Fronting Warbreck Moor in an established parade in the heart of Aintree within close proximity to Aintree Race Course. Transport links are provided by Aintree Rail Station.

Ground Floor Main entrance Hallway.

First Floor

Flat 2 (No 37) Hall, Lounge, Kitchen/Dining room, two Bedrooms, Bathroom/WC

Flat 2 (No 31–35) Hall, Lounge, Kitchen/Dining room, two Bedrooms, Bathroom/WC (Tenanted).

Flat 3 (No 31–35) Hall, Lounge, Kitchen/Dining room, two Bedrooms, Bathroom/WC

Flat 4 (No 31–35) Hall, Lounge, Kitchen/Dining room, two Bedrooms, Bathroom/WC

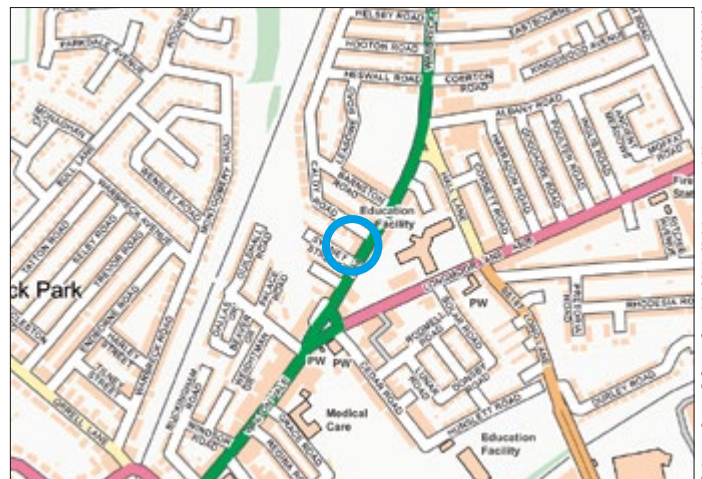
Second Floor

Flat 1 (No 31–35)

Hall, Lounge, Kitchen/ Dining room, Bedroom, Bathroom/WC

Flat 1 (No 37) Hall, Open plan Lounge/ Kitchen, Bedroom, Bathroom/WC

Outside Yard.



Not to scale. For identification purposes only

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LOT

121

7 Frederick Grove, Wavetree, Liverpool L15 8HW

*GUIDE PRICE £68,000+



• **A one bed mid terrace. Double glazing. Central heating.**

A one bedroomed middle terraced property benefiting from double glazing, central heating and a private rooftop terrace. The property is in good order throughout and would be suitable for investment purposes with a potential rental income of £6,000 per annum.

Situated Off the High Street in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

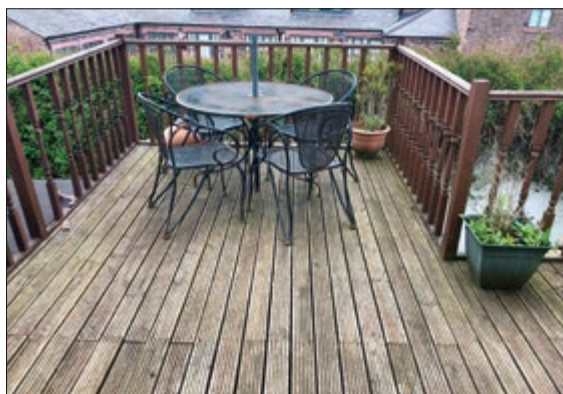
Ground Floor Lounge, Kitchen/Diner.

First Floor One Bedroom, Four Piece Bathroom/WC.

Outside Private Rooftop Terrace.



Not to scale. For identification purposes only



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LOT

122

Apt 107, Skyline Central, 50 Goulden Street, Manchester M4 5EH

*GUIDE PRICE £120,000+



- A one bed first floor apartment. Double glazing. Central heating.

Description A one bedroomed first floor purpose built apartment benefiting from double glazing, central heating and a balcony. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.



Not to scale. For identification purposes only

Situated Off Mason Street in a popular location within close proximity to Manchester city centre and amenities.

EPC Rating C

Ground Floor Main Entrance, Hallway.

First Floor Flat Hall, Lounge/Kitchen, Bedroom, Bathroom/WC.

LOT

123

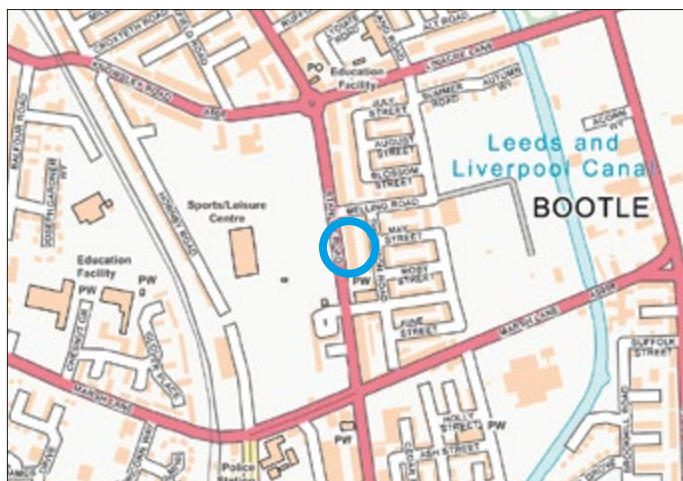
Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE

*GUIDE PRICE £55,000+



- A mid terraced property producing £9,600 per annum. Partial double glazing and electric wall heaters.

Description A three storey middle terrace property converted to provide 3 x 1 bedroomed self contained flats. Flat 2 has been sold off separately. We are offering Flats 1 & 3 only which are both currently let by way of Assured Shorthold Tenancies producing £9,600 per annum. The property benefits from partial double glazing and electric wall heaters.



Not to scale. For identification purposes only

Situated Fronting Stanley Road opposite North Park in a popular and well established location within close proximity to Bootle Strand amenities and Hugh Baird College.

Bedroom, Bathroom/WC (producing £4,160 per annum).

Second Floor Flat 3 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC (producing £5,200 per annum).

Ground Floor Main Entrance Hallway.

Outside Shared Rear Yard.

Flat 1 Hall, Lounge, Kitchen,

EPC Rating Flat 1 – G, **Flat 3** – E

Terms & conditions for proxy or telephone bidders

The following terms and conditions apply to all intended buyers who wish bids to be made by proxy or by telephone

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.

A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer not less than 48 hours prior to the start of the auction at which the property, the subject of the bid, is to be sold. Funds to the sum of 10% of the maximum bid or £3,000 whichever is the greater, must be **cleared** and held with the auctioneer 48 hours prior to the auction to validate the proxy or telephone bidding form. Proof of funds for a 10% deposit must also be provided. **We will not bid on your behalf or accept your telephone bid unless we hold cleared funds.**

Funds can be paid by cheque made payable to Sutton Kersh (you should allow 4 working days for them to clear) bankers draft, bank transfer or debit card. Please note we do not accept cash.

Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased (cheques made payable to Sutton Kersh).

A separate proxy or telephone bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 In the case of unsuccessful bidders deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
- 12 Should the property be knocked down to the proxy bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
- 13 Proxy bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale, Addendum and the Important Notice for Prospective Buyers in the catalogue.
- 14 Proxy bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- 15 The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
- 16 Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)
- 17 Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

Proxy bidding form



Date of Auction Lot Number

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions attached hereto and I understand that should my bid be successful the offer will be binding upon me.

Address of Lot

Maximum bid price Words

Cheque* bankers draft* bank transfer* debit card for 10% deposit (£3,000 minimum) £ enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf.** If the deposit has been transferred by bank transfer please provide the sort code and account number from where the money has been sent:

Sort Code Account Number

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Sutton Kersh, the auctioneers

Purchaser Details

Full name(s)

Company

Address

..... Postcode

Business telephone..... Home telephone

Solicitors

..... Postcode

For the attention of..... Telephone

I attach deposit for 10% (£3,000 minimum) of my maximum bid

I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed by prospective purchaser Date
or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

Date of signing

Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Current signed passport	
	Current full UK/EU photocard driving licence	
	Valid identity card (e.g. HM Forces, police warrant / prison officer card, government / local authority issued card)	
	Firearm or shotgun certificate	
	Resident permit issued by the Home Office to EU Nationals	

List B – Evidence of Residence

Tick	Item	Ref No
	Utility bill issued in last three months (not mobile phone)	
	Recent bank / building society / mortgage / credit card statement	
	Revenue & Customs tax notification (current tax year)	
	Current house / motor insurance certificate	
	Recent council tax bill / council rent book	

Signed Date

on behalf of Sutton Kersh

Telephone bidding form



Name

Address

Telephone number where you can be contacted on the day of the auction

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the auctioneer's staff. If it is impossible to obtain telephone contact, or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Lot No. of property to be bid on

Property known as

Maximum bid (Figures)

Cheque* bankers draft* bank transfer* debit card for 10% deposit (£3,000 minimum) £ enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf.** If the deposit has been transferred by bank transfer please provide the sort code and account number from where the money has been sent:

Sort Code Account Number

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Sutton Kersh, the auctioneers

Should the telephone bidder exceed the bidding price stated on this form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit cheque can be a personal cheque, bankers draft or solicitors client account cheque, no cash must be sent through the post. Your cheque will only be presented for payment should you be the successful bidder.

Solicitor address

Tel no Fax no

Person acting

I **attach deposit for 10% (£3,000 minimum) of my maximum bid**

I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed by prospective purchaser Date
or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

Date of signing

Once you have completed this form please send to: Auction Department, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY

Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)

List A – Photographic evidence of Identity

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	Firearm or shotgun certificate	
	Resident permit issued by the Home Office to EU Nationals	

List B – Evidence of Residence

Tick	Item	Ref No
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	Recent bank / building society / mortgage / credit card statement	
	Revenue & Customs tax notification (current tax year)	
	Current house / motor insurance certificate	
	Recent council tax bill / council rent book	

Signed Date

on behalf of Sutton Kersh

Common Auction Conditions

Common Auction Conditions (3rd Edition August 2009 – reproduced with the consent of the RICS).

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

- Glossary** – The glossary gives special meanings to certain words used in both sets of conditions.
- Auction Conduct Conditions** – The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part notice to bidders in the auction catalogue, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions.
- Sale Conditions** – The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

Important notice

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- Read the conditions;
- Inspect the lot;
- Carry out usual searches and make usual enquiries;
- Check the content of all available leases and other documents relating to the lot;
- Check that what is said about the lot in the catalogue is accurate;
- Have finance available for the deposit and purchase price;
- Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions. Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the CONTRACT DATE (as applicable); and
- where the following words printed in bold black type appear in bold blue type they have the specified meanings.

Actual completion date The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

Addendum An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

Agreed completion date Subject to CONDITION G9.3: (a) the date specified in the SPECIAL CONDITIONS; or (b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

Approved financial institution Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the AUCTIONEERS.

Arrears Arrears of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

Arrears schedule The arrears schedule (if any) forming part of the SPECIAL CONDITIONS.

Auction The AUCTION advertised in the CATALOGUE.

Auction conduct conditions The CONDITIONS so headed, including any extra AUCTION CONDUCT CONDITIONS.

Auctioneers The AUCTIONEERS at the AUCTION.

Business day Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

Catalogue The CATALOGUE to which the CONDITIONS refer including any supplement to it.

Completion Unless otherwise agreed between SELLER and BUYER (or their conveyancers) the occasion when both SELLER and BUYER have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.

Condition One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

Contract The contract by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

Contract date The date of the AUCTION or, if the LOT is not sold at the AUCTION: (a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

Documents Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the SPECIAL CONDITIONS relating to the LOT.

Financial charge A charge to secure a loan or other financial indebtedness (not including a rentcharge).

General conditions That part of the SALE CONDITIONS so headed, including any extra GENERAL CONDITIONS.

Interest rate If not specified in the SPECIAL CONDITIONS, 4% above the base rate from time to time of Barclays Bank plc. (The INTEREST RATE will also apply to judgment debts, if applicable.)

Lot Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including CHATELS, if any).

Old arrears ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

Particulars The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

Practitioner An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

Price The PRICE that the BUYER agrees to pay for the LOT.

Ready to complete Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding FINANCIAL CHARGES do not prevent the SELLER from being READY TO COMPLETE.

Sale conditions The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

Sale memorandum The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

Seller The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

Special conditions Those of the SALE CONDITIONS so headed that relate to the LOT.

Tenancies Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

Tenancy schedule The tenancy schedule (if any) forming part of the SPECIAL CONDITIONS.

Transfer Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

TUPE The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT Value Added Tax or other tax of a similar nature.

VAT option An option to tax.

We (and us and our) The AUCTIONEERS.

You (and your) Someone who has a copy of the CATALOGUE or who attends or bids at the AUCTION, whether or not a BUYER.

AUCTION CONDUCT CONDITIONS

A1 Introduction

A1.1 Words in bold blue type have special meanings, which are defined in the Glossary.

A1.2 The CATALOGUE is issued only on the basis that you accept these AUCTION CONDUCT CONDITIONS. They govern our relationship with you and cannot be disappled or varied by the SALE CONDITIONS (even by a CONDITION purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 Our role

A2.1 As agents for each SELLER we have authority to:

- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- (b) offer each LOT for sale;
- (c) sell each LOT;
- (d) receive and hold deposits;
- (e) sign each SALE MEMORANDUM; and
- (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS.

A2.2 Our decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4 YOU acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against US for any loss.

A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each LOT is subject to a reserve price (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve price the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a reserve price the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. YOU accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the SELLER.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the SELLER might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the SELLER may fix the final reserve price just before bidding commences.

A4 The particulars and other information

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take

the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that you have the correct versions.

A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This CONDITION A5 applies to you if you make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid plus VAT (if applicable).

A5.3 YOU must before leaving the AUCTION:

- (a) provide all information we reasonably need from you to enable US to complete the SALE MEMORANDUM (including proof of YOUR identity if required by US);
- (b) sign the completed SALE MEMORANDUM; and
- (c) pay the deposit.

A5.4 If you do not we may either:

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again; the SELLER may then have a claim against you for breach of CONTRACT; or
- (b) sign the SALE MEMORANDUM on YOUR behalf.

A5.5 The deposit:

- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stated in the SALE CONDITIONS; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to US on an APPROVED FINANCIAL INSTITUTION. The extra AUCTION CONDUCT CONDITIONS may state if we accept any other form of payment.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A5.7 If the BUYER does not comply with its obligations under the CONTRACT then:

- (a) you are personally liable to buy the LOT even if you are acting as an agent; and
- (b) you must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A5.8 Where the BUYER is a company you warrant that the BUYER is properly constituted and able to buy the LOT.

Words that are capitalised have special meanings, which are defined in the Glossary.

The GENERAL CONDITIONS (including any extra GENERAL CONDITIONS) apply to the CONTRACT except to the extent that they are varied by SPECIAL CONDITIONS or by an ADDENDUM.

G1. The lot

G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described the LOT is that referred to in the SALE MEMORANDUM.

G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.

G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS, but excluding any FINANCIAL CHARGES: these the SELLER must discharge on or before COMPLETION.

G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoings and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquires a prudent BUYER would make, whether or not the BUYER has made them; and
- (i) anything the SELLER does not and could not reasonably know about.

G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.

G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.

G1.7 The LOT does not include any tenant's or trade fixtures or fittings.

G1.8 Where CHATELS are included in the LOT the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use.

G1.9 The BUYER buys with full knowledge of:

	<ul style="list-style-type: none"> • (a) the DOCUMENTS, whether or not the BUYER has read them; and • (b) the physical CONDITION of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it. 	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.3	Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless: <ul style="list-style-type: none"> • (a) the BUYER is liable to pay interest; and • (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; • in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
G1.10	The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.	G10.4	Apportionments are to be calculated on the basis that: <ul style="list-style-type: none"> • (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; • (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and • (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
G2. Deposit		G5. Transfer		G11. Arrears	
G2.1	The amount of the deposit is the greater of: <ul style="list-style-type: none"> • (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and • (b) 10% of the PRICE (exclusive of any VAT on the PRICE). 	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and • (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER. 	Part 1 Current rent	
G2.2	The deposit <ul style="list-style-type: none"> • (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and • (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER. 	G5.2	If the SELLER remains liable in any respect in relation to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.	G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION.
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.	G11.2	If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS.
G2.4	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G6. Completion		G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G6.1	Completion is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.	Part 2 Buyer to pay for arrears	
G3. Between contract and completion		G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: <ul style="list-style-type: none"> • (a) produce to the BUYER on request all relevant insurance details; • (b) pay the premiums when due; • (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy; • (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser; • (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and • (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION. 	G6.3	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> • (a) direct TRANSFER to the SELLER'S conveyancer's client account; and • (b) the release of any deposit held by a stakeholder. 	G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS.
G3.2	No damage to or destruction of the LOT nor any deterioration in its CONDITION, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.	G11.6	If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.
G3.3	Section 47 of the Law of Property Act 1925 does not apply.	G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.	Part 3 Buyer not to pay for arrears	
G3.4	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (a) so state; or • (b) give no details of any arrears.
G4. Title and identity		G7. Notice to complete		G11.8	While any arrears due to the SELLER remain unpaid the buyer must: <ul style="list-style-type: none"> (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy; (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require; (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order; (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection except in relation to any matter that occurs after the CONTRACT DATE.	G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.	G11.9	Where the SELLER has the right to recover arrears it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> • (a) The BUYER may raise no requisition on or objection to any of the DOCUMENTS that is made available before the AUCTION. • (b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. • (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document. • (d) If title is in the course of registration, title is to consist of certified copies of: <ul style="list-style-type: none"> • (i) the application for registration of title made to the land registry; • (ii) the DOCUMENTS accompanying that application; • (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and • (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER. • (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER. 	G7.2	If the BUYER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: <ul style="list-style-type: none"> • (a) terminate the CONTRACT; and • (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder. 	G12. Management	
		G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: <ul style="list-style-type: none"> • (a) terminate the CONTRACT; • (b) claim the deposit and any interest on it if held by a stakeholder; • (c) forfeit the deposit and any interest on it; • (d) resell the LOT; and • (e) claim damages from the BUYER. 	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
		G8. If the contract is brought to an end		G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
			If the CONTRACT is lawfully brought to an end: <ul style="list-style-type: none"> • (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and • (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3. 	G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: <ul style="list-style-type: none"> • (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; • (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and • (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
		G9. Landlord's licence		G13. Rent deposits	
		G9.1	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.	G13.1	This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
		G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.	G13.2	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
		G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained.	G13.3	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: <ul style="list-style-type: none"> • (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach; • (b) give notice of assignment to the tenant; and • (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
		G9.4	The SELLER must: <ul style="list-style-type: none"> • (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and • (b) enter into any authorised guarantee agreement properly required. 	G14. VAT	
		G9.5	The BUYER must: <ul style="list-style-type: none"> • (a) promptly provide references and other relevant information; and • (b) comply with the landlord's lawful requirements. 	G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
		G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.		
		G10. Interest and apportionments			
		G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.		
		G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.		
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): <ul style="list-style-type: none"> • (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and • (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation relating to the state or CONDITION of the LOT where the LOT is leasehold property. 				
G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.				

G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

G15. Transfer as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
- (b) this CONDITION G15 applies.

G15.2 The SELLER confirms that the SELLER

- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
- (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.

G15.3 The BUYER confirms that:

- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
- (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
- (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- (d) it is not buying the LOT as a nominee for another person.

G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:

- (a) of the BUYER'S VAT registration;
- (b) that the BUYER has made a VAT OPTION; and
- (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.

G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:

- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
- (b) collect the rents payable under the TENANCIES and charge VAT on them

G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:

- (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
- (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
- (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

G16. Capital allowances

G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.

G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.

G16.4 The SELLER and BUYER agree:

- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
- (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17. Maintenance agreements

G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.

G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.

G18. Landlord and Tenant Act 1987

G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.

G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19. Sale by practitioner

G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER. The PRACTITIONER has been duly appointed and is empowered to sell the LOT.

G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.

G19.4 The LOT is sold:

- (a) in its condition at COMPLETION;
- (b) for such title as the SELLER may have; and
- (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

G19.5 Where relevant:

- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
- (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

G20. TUPE

G20.1 If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.

G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:

- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the

BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.

- (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.
- (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
- (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.

G21. Environmental

G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.

G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.

G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

G22. Service Charge

G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.

G22.2 No apportionment is to be made at COMPLETION in respect of service charges.

G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:

- (a) service charge expenditure attributable to each TENANCY;
- (b) payments on account of service charge received from each tenant;
- (c) any amounts due from a tenant that have not been received;
- (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.

G22.4 In respect of each TENANCY, if the service charge account shows that:

- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;
- (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrears) applies.

G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.

G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
- (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.

G23. Rent reviews

G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.

G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.

G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.

G23.4 The SELLER must promptly:

- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.

G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.

G24. Tenancy renewals

G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.

G24.4 Following COMPLETION the BUYER must:

- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
- (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

G25. Warranties

G25.1 Available warranties are listed in the SPECIAL CONDITIONS.

G25.2 Where a warranty is assignable the SELLER must:

- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
- (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.

G25.3 If a warranty is not assignable the SELLER must after COMPLETION:

- (a) hold the warranty on trust for the BUYER; and
- (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

G26. No assignment

The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.

G27. Registration at the Land Registry

G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:

- (a) procure that it becomes registered at Land Registry as proprietor of the LOT;
- (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
- (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:

- (a) apply for registration of the TRANSFER;
- (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
- (c) join in any representations the SELLER may properly make to Land Registry relating to the application.

G28. Notices and other communications

G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

- (a) delivered by hand; or
- (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
- (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.

G28.3 A communication is to be treated as received:

- (a) when delivered, if delivered by hand; or
- (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

G29. Contracts (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

1. The Deposit

1.1 General Conditions A5.5a shall be deemed to be deleted and replaced by the following:

A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)

b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER

2. Buyer's Administration Charge

2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

3. Extra Auction Conduct Conditions

3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.

4. Searches

On completion the Buyer shall pay to the Seller, in addition to the purchase price, the cost incurred by the Seller in obtaining the Searches included in the Auction Pack.

Commercial Property and Professional Services

Auctions – Liverpool

2 Cotton Street
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auctions@suttonkersh.co.uk

Commercial Property

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